

Local Market Update – January 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Reading

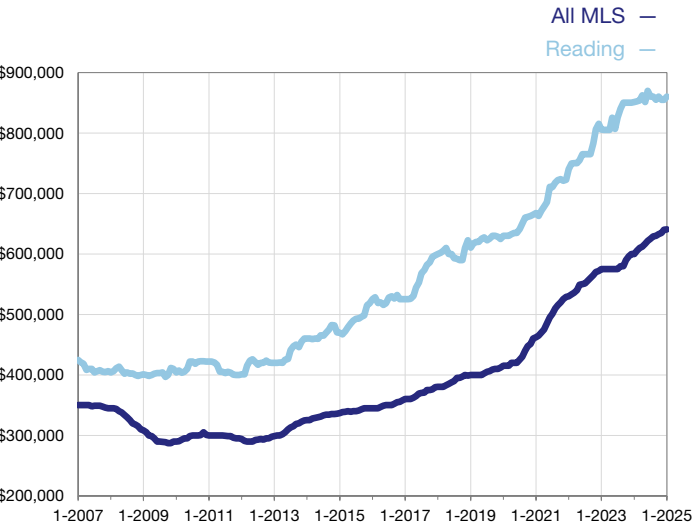
Single-Family Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	9	12	+ 33.3%	9	12	+ 33.3%
Closed Sales	8	6	- 25.0%	8	6	- 25.0%
Median Sales Price*	\$825,000	\$915,000	+ 10.9%	\$825,000	\$915,000	+ 10.9%
Inventory of Homes for Sale	17	9	- 47.1%	--	--	--
Months Supply of Inventory	1.5	0.5	- 66.7%	--	--	--
Cumulative Days on Market Until Sale	50	53	+ 6.0%	50	53	+ 6.0%
Percent of Original List Price Received*	94.9%	93.9%	- 1.1%	94.9%	93.9%	- 1.1%
New Listings	12	17	+ 41.7%	12	17	+ 41.7%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	4	5	+ 25.0%	4	5	+ 25.0%
Closed Sales	4	5	+ 25.0%	4	5	+ 25.0%
Median Sales Price*	\$508,000	\$560,000	+ 10.2%	\$508,000	\$560,000	+ 10.2%
Inventory of Homes for Sale	9	9	0.0%	--	--	--
Months Supply of Inventory	2.0	2.2	+ 10.0%	--	--	--
Cumulative Days on Market Until Sale	114	55	- 51.8%	114	55	- 51.8%
Percent of Original List Price Received*	100.7%	95.8%	- 4.9%	100.7%	95.8%	- 4.9%
New Listings	7	8	+ 14.3%	7	8	+ 14.3%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single-Family Properties
Rolling 12-Month Calculation



Median Sales Price – Condominium Properties
Rolling 12-Month Calculation

