

Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Reading

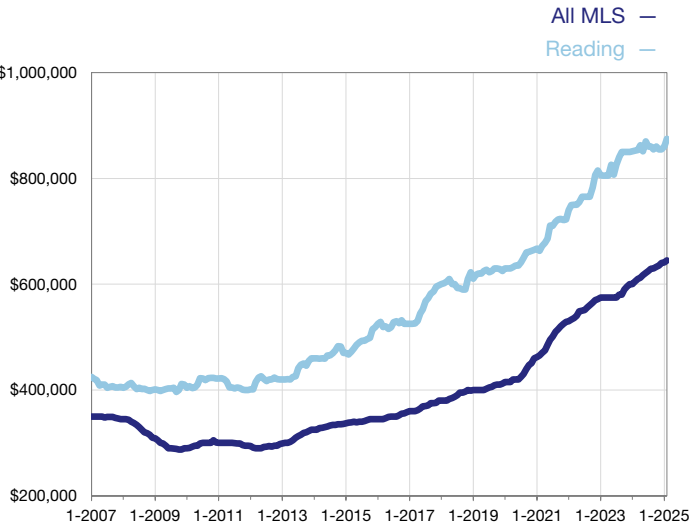
Single-Family Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	12	10	- 16.7%	21	22	+ 4.8%
Closed Sales	8	16	+ 100.0%	16	22	+ 37.5%
Median Sales Price*	\$735,000	\$951,600	+ 29.5%	\$790,000	\$935,500	+ 18.4%
Inventory of Homes for Sale	12	8	- 33.3%	--	--	--
Months Supply of Inventory	1.0	0.5	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	27	23	- 14.8%	38	32	- 15.8%
Percent of Original List Price Received*	100.0%	106.5%	+ 6.5%	97.4%	103.0%	+ 5.7%
New Listings	10	9	- 10.0%	22	26	+ 18.2%

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

Condominium Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	5	5	0.0%	9	10	+ 11.1%
Closed Sales	5	4	- 20.0%	9	9	0.0%
Median Sales Price*	\$670,000	\$540,000	- 19.4%	\$641,000	\$550,000	- 14.2%
Inventory of Homes for Sale	12	13	+ 8.3%	--	--	--
Months Supply of Inventory	1.8	2.0	+ 11.1%	--	--	--
Cumulative Days on Market Until Sale	16	60	+ 275.0%	59	57	- 3.4%
Percent of Original List Price Received*	103.6%	98.2%	- 5.2%	102.3%	96.9%	- 5.3%
New Listings	8	12	+ 50.0%	15	20	+ 33.3%

* 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

