

Local Market Update – July 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Reading

Single-Family Properties

Key Metrics	July			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	13	11	- 15.4%	116	109	- 6.0%
Closed Sales	22	15	- 31.8%	106	97	- 8.5%
Median Sales Price*	\$778,200	\$940,000	+ 20.8%	\$860,000	\$918,000	+ 6.7%
Inventory of Homes for Sale	19	19	0.0%	--	--	--
Months Supply of Inventory	1.4	1.2	- 14.3%	--	--	--
Cumulative Days on Market Until Sale	16	17	+ 6.3%	23	20	- 13.0%
Percent of Original List Price Received*	103.6%	105.0%	+ 1.4%	103.0%	106.1%	+ 3.0%
New Listings	10	14	+ 40.0%	128	128	0.0%

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

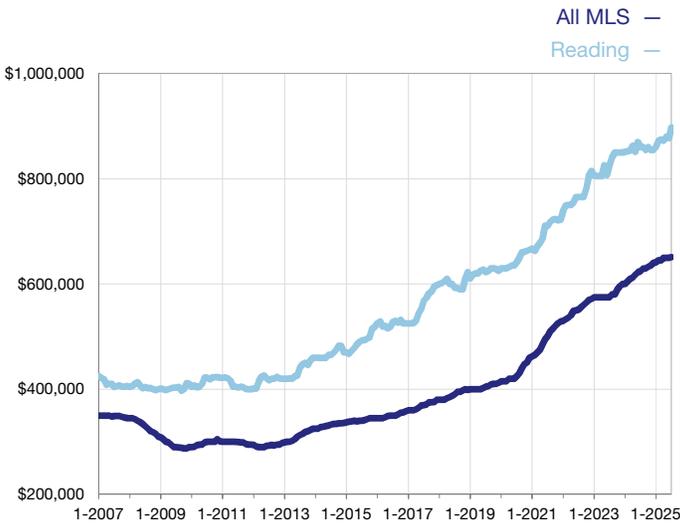
Condominium Properties

Key Metrics	July			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	7	8	+ 14.3%	45	49	+ 8.9%
Closed Sales	4	4	0.0%	44	42	- 4.5%
Median Sales Price*	\$564,950	\$562,500	- 0.4%	\$597,450	\$592,500	- 0.8%
Inventory of Homes for Sale	21	13	- 38.1%	--	--	--
Months Supply of Inventory	3.2	2.0	- 37.5%	--	--	--
Cumulative Days on Market Until Sale	29	54	+ 86.2%	39	51	+ 30.8%
Percent of Original List Price Received*	99.0%	98.8%	- 0.2%	101.9%	99.0%	- 2.8%
New Listings	10	12	+ 20.0%	66	65	- 1.5%

* 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

