

Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Reading

Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	10	9	- 10.0%	22	17	- 22.7%
Closed Sales	17	6	- 64.7%	23	14	- 39.1%
Median Sales Price*	\$921,000	\$904,000	- 1.8%	\$921,000	\$872,500	- 5.3%
Inventory of Homes for Sale	9	9	0.0%	--	--	--
Months Supply of Inventory	0.5	0.6	+ 20.0%	--	--	--
Cumulative Days on Market Until Sale	26	22	- 15.4%	33	29	- 12.1%
Percent of Original List Price Received*	105.8%	103.8%	- 1.9%	102.7%	100.0%	- 2.6%
New Listings	9	9	0.0%	25	19	- 24.0%

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

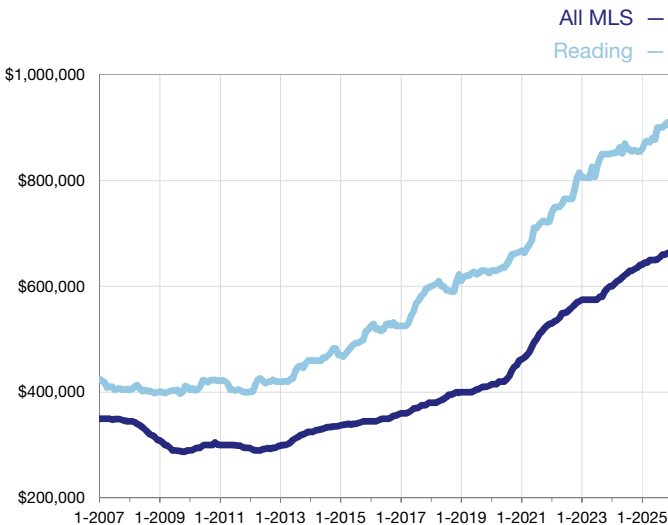
Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	5	5	0.0%	10	7	- 30.0%
Closed Sales	4	2	- 50.0%	9	3	- 66.7%
Median Sales Price*	\$540,000	\$434,000	- 19.6%	\$550,000	\$508,000	- 7.6%
Inventory of Homes for Sale	20	11	- 45.0%	--	--	--
Months Supply of Inventory	3.1	1.9	- 38.7%	--	--	--
Cumulative Days on Market Until Sale	60	113	+ 88.3%	57	81	+ 42.1%
Percent of Original List Price Received*	98.2%	98.6%	+ 0.4%	96.9%	99.1%	+ 2.3%
New Listings	12	6	- 50.0%	21	13	- 38.1%

* 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

