

Local Market Update – March 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Reading

Single-Family Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	8	16	+ 100.0%	30	33	+ 10.0%
Closed Sales	8	10	+ 25.0%	31	24	- 22.6%
Median Sales Price*	\$905,000	\$1,167,500	+ 29.0%	\$910,000	\$987,500	+ 8.5%
Inventory of Homes for Sale	15	20	+ 33.3%	--	--	--
Months Supply of Inventory	1.0	1.4	+ 40.0%	--	--	--
Cumulative Days on Market Until Sale	10	20	+ 100.0%	27	25	- 7.4%
Percent of Original List Price Received*	105.9%	105.0%	- 0.8%	103.5%	102.1%	- 1.4%
New Listings	14	28	+ 100.0%	39	47	+ 20.5%

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

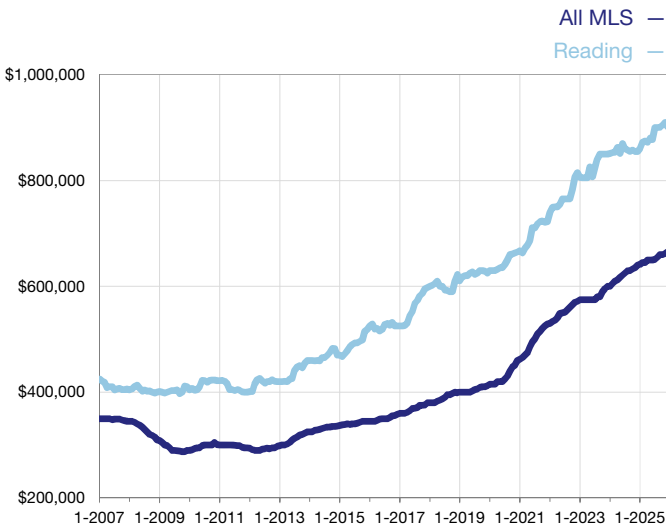
Condominium Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	8	6	- 25.0%	18	12	- 33.3%
Closed Sales	6	4	- 33.3%	15	7	- 53.3%
Median Sales Price*	\$719,450	\$559,000	- 22.3%	\$590,000	\$533,000	- 9.7%
Inventory of Homes for Sale	19	13	- 31.6%	--	--	--
Months Supply of Inventory	3.1	2.3	- 25.8%	--	--	--
Cumulative Days on Market Until Sale	28	13	- 53.6%	45	42	- 6.7%
Percent of Original List Price Received*	101.4%	102.1%	+ 0.7%	98.7%	100.8%	+ 2.1%
New Listings	7	7	0.0%	28	20	- 28.6%

* 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

