

Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Reading

Single-Family Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	26	29	+ 11.5%	56	60	+ 7.1%
Closed Sales	12	12	0.0%	43	36	- 16.3%
Median Sales Price*	\$841,200	\$951,000	+ 13.1%	\$900,000	\$982,500	+ 9.2%
Inventory of Homes for Sale	20	19	- 5.0%	--	--	--
Months Supply of Inventory	1.2	1.3	+ 8.3%	--	--	--
Cumulative Days on Market Until Sale	15	25	+ 66.7%	23	25	+ 8.7%
Percent of Original List Price Received*	109.9%	104.1%	- 5.3%	105.3%	102.7%	- 2.5%
New Listings	32	28	- 12.5%	71	74	+ 4.2%

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

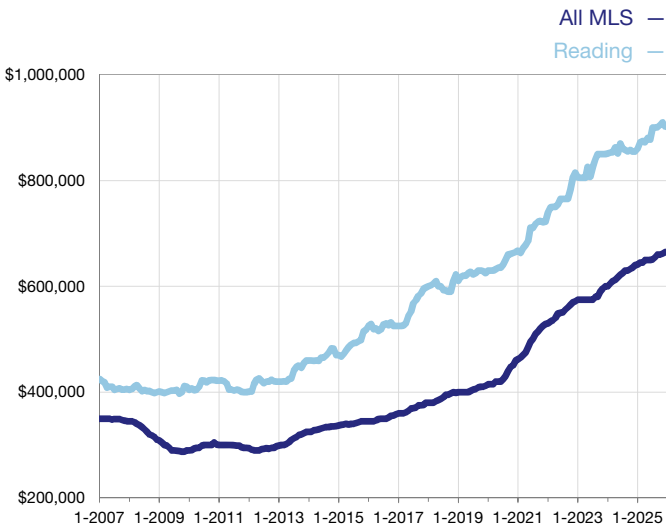
Condominium Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	8	7	- 12.5%	26	18	- 30.8%
Closed Sales	6	6	0.0%	21	13	- 38.1%
Median Sales Price*	\$659,000	\$670,000	+ 1.7%	\$590,000	\$585,000	- 0.8%
Inventory of Homes for Sale	18	20	+ 11.1%	--	--	--
Months Supply of Inventory	2.9	3.6	+ 24.1%	--	--	--
Cumulative Days on Market Until Sale	37	43	+ 16.2%	43	43	0.0%
Percent of Original List Price Received*	99.1%	99.6%	+ 0.5%	98.8%	100.2%	+ 1.4%
New Listings	8	14	+ 75.0%	36	34	- 5.6%

* 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

