

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Reading

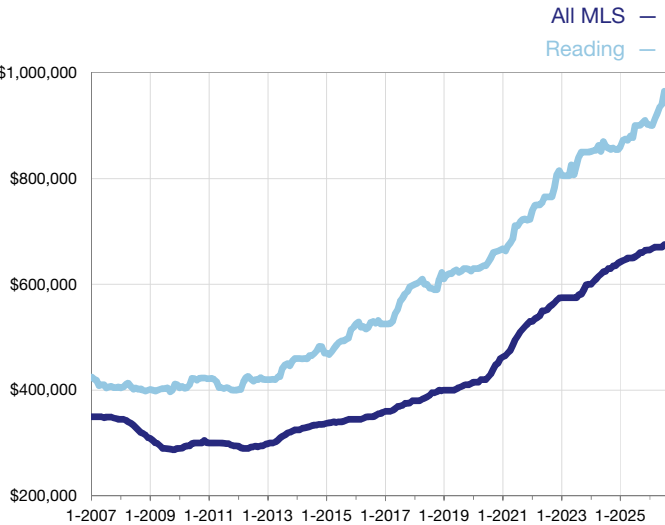
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	18	11	- 38.9%	125	142	+ 13.6%
Closed Sales	20	12	- 40.0%	117	135	+ 15.4%
Median Sales Price*	\$907,000	\$953,500	+ 5.1%	\$915,000	\$985,000	+ 7.7%
Inventory of Homes for Sale	14	15	+ 7.1%	--	--	--
Months Supply of Inventory	0.9	0.9	0.0%	--	--	--
Cumulative Days on Market Until Sale	20	20	0.0%	20	23	+ 15.0%
Percent of Original List Price Received*	101.7%	104.8%	+ 3.0%	105.3%	105.0%	- 0.3%
New Listings	14	16	+ 14.3%	141	158	+ 12.1%

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

Condominium Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	7	4	- 42.9%	55	52	- 5.5%
Closed Sales	9	6	- 33.3%	53	48	- 9.4%
Median Sales Price*	\$587,000	\$541,750	- 7.7%	\$595,000	\$607,500	+ 2.1%
Inventory of Homes for Sale	12	13	+ 8.3%	--	--	--
Months Supply of Inventory	1.8	2.2	+ 22.2%	--	--	--
Cumulative Days on Market Until Sale	18	69	+ 283.3%	44	45	+ 2.3%
Percent of Original List Price Received*	101.9%	98.4%	- 3.4%	99.5%	100.4%	+ 0.9%
New Listings	5	7	+ 40.0%	70	68	- 2.9%

* 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

