

Local Market Update – September 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Reading

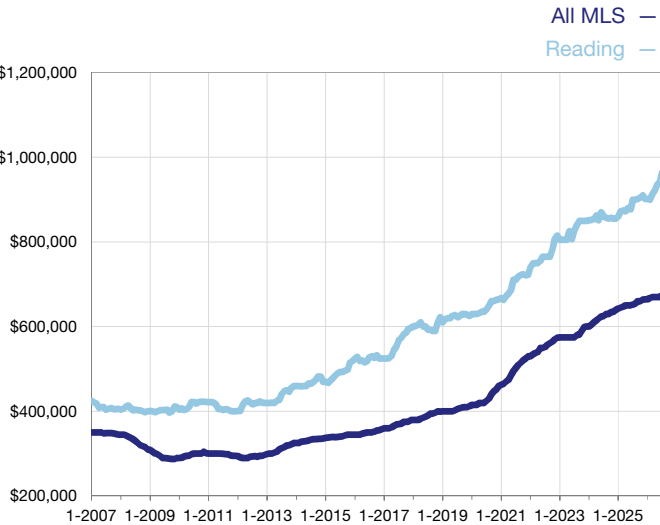
Single-Family Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	16	20	+ 25.0%	141	161	+ 14.2%
Closed Sales	14	9	- 35.7%	131	145	+ 10.7%
Median Sales Price*	\$916,750	\$950,000	+ 3.6%	\$915,000	\$985,000	+ 7.7%
Inventory of Homes for Sale	19	24	+ 26.3%	--	--	--
Months Supply of Inventory	1.2	1.5	+ 25.0%	--	--	--
Cumulative Days on Market Until Sale	25	35	+ 40.0%	20	24	+ 20.0%
Percent of Original List Price Received*	103.7%	100.4%	- 3.2%	105.1%	104.7%	- 0.4%
New Listings	22	30	+ 36.4%	163	186	+ 14.1%

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

Condominium Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	5	3	- 40.0%	60	56	- 6.7%
Closed Sales	9	6	- 33.3%	62	54	- 12.9%
Median Sales Price*	\$610,000	\$717,500	+ 17.6%	\$595,500	\$622,500	+ 4.5%
Inventory of Homes for Sale	18	20	+ 11.1%	--	--	--
Months Supply of Inventory	2.7	3.4	+ 25.9%	--	--	--
Cumulative Days on Market Until Sale	18	27	+ 50.0%	41	43	+ 4.9%
Percent of Original List Price Received*	99.7%	99.0%	- 0.7%	99.5%	100.3%	+ 0.8%
New Listings	11	12	+ 9.1%	81	81	0.0%

* 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

