Local Market Update – October 2026

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Reading

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	13	**21**	+ 61.5%	154	**179**	+ 16.2%
Closed Sales	20	**18**	- 10.0%	151	**163**	+ 7.9%
Median Sales Price*	$962,500	**$911,250**	- 5.3%	$918,000	**$982,570**	+ 7.0%
Inventory of Homes for Sale	25	**16**	- 36.0%	--	--	--
Months Supply of Inventory	1.7	**1.0**	- 41.2%	--	--	--
Cumulative Days on Market Until Sale	27	**28**	+ 3.7%	21	**24**	+ 14.3%
Percent of Original List Price Received*	103.4%	**101.5%**	- 1.8%	104.9%	**104.4%**	- 0.5%
New Listings	20	**13**	- 35.0%	183	**200**	+ 9.3%

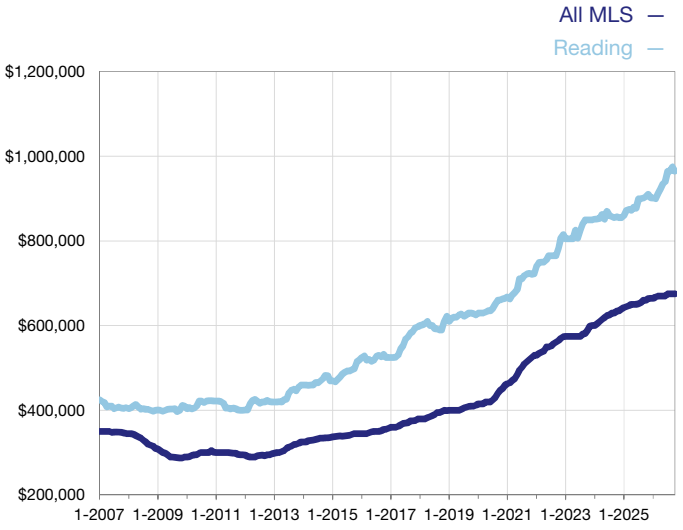
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

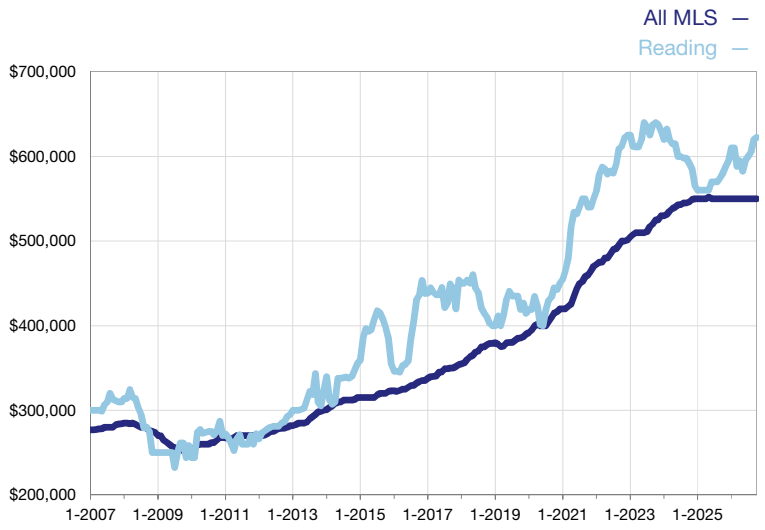
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	8	**5**	- 37.5%	68	**60**	- 11.8%
Closed Sales	7	**2**	- 71.4%	69	**56**	- 18.8%
Median Sales Price*	$588,000	**$515,000**	- 12.4%	$595,000	**$622,500**	+ 4.6%
Inventory of Homes for Sale	15	**17**	+ 13.3%	--	--	--
Months Supply of Inventory	2.3	**3.1**	+ 34.8%	--	--	--
Cumulative Days on Market Until Sale	22	**26**	+ 18.2%	39	**42**	+ 7.7%
Percent of Original List Price Received*	97.8%	**99.4%**	+ 1.6%	99.3%	**100.2%**	+ 0.9%
New Listings	5	**3**	- 40.0%	86	**84**	- 2.3%

* 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



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