

Reading

Community · MA · Massachusetts › Middlesex County

SELLER'S MARKET

\$926K

MEDIAN SALE PRICE

+5.3%

1-YR CHANGE

289

SALES (12 MO)

\$870K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 60 / 100



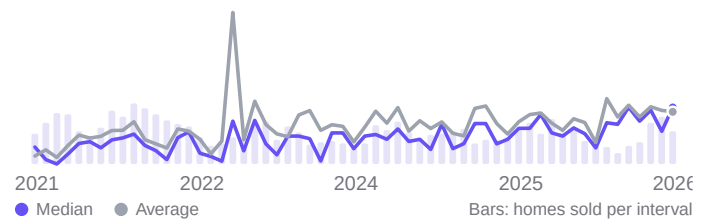
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

60 / 100

Sale prices

Median \$983K · Average \$955K

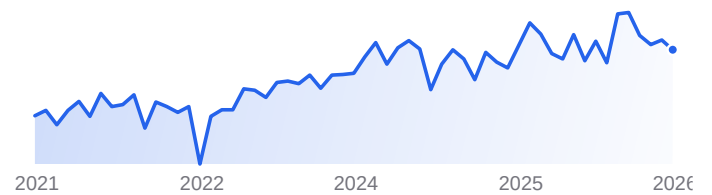
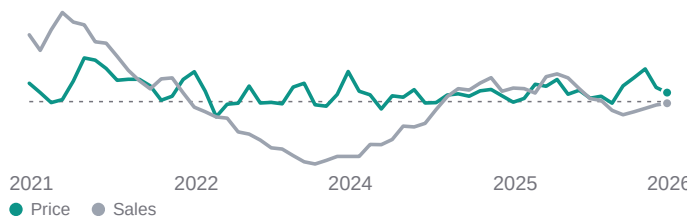


Growth (year over year)

Price +5.3% · Sales -1.0%

Price per square foot

\$471/ft²

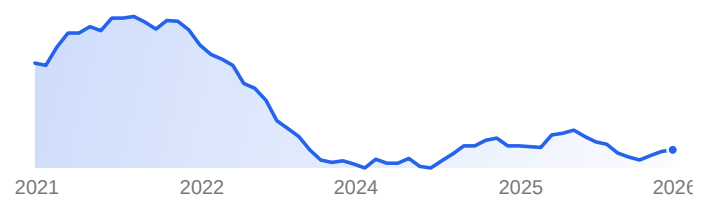
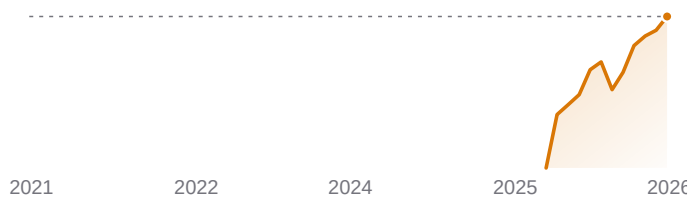


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

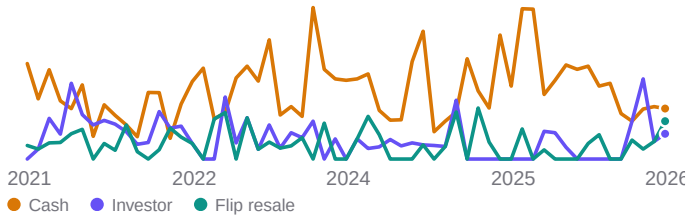
3.3%



BUYERS & OUTCOMES

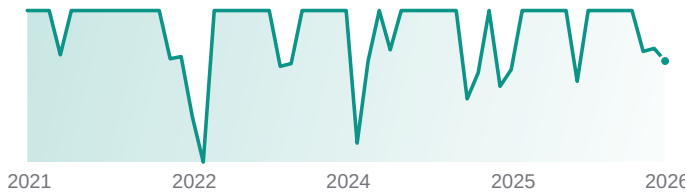
Buyer mix

Cash 15% · Investor 7.4% · Flip resale 11%



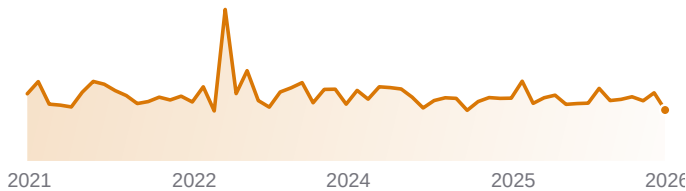
Sellers who sold at a gain

95%

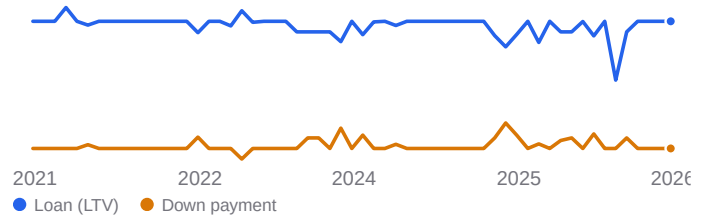


Median annualized return at resale

+4.1%

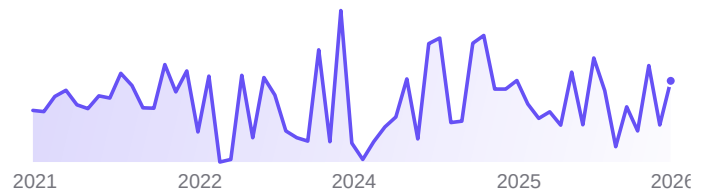


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



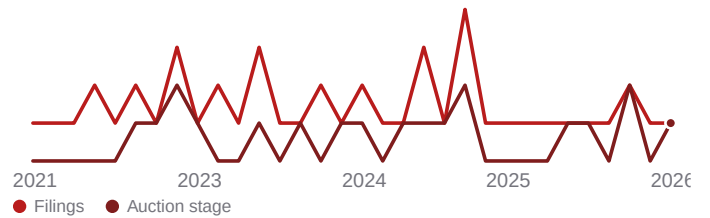
Typical hold before selling

13.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	8,629
Median value (AVM)	\$870K
Median size	1,944 ft²
Median bedrooms	3
Median year built	1958
Single family	77%
Condos	19%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	1.3%
Owner occupied	89%
Company owned	20%
Median loan-to-value	42%

Typical ownership tenure

14.0 yrs

COMMUNITY

Population	25,968
Density	2,603 / mi²
Median household income	\$151K
Average household income	\$170K
Crime index (US avg 100)	28
Air pollution index (US avg 100)	99
Earthquake index (US avg 100)	82
Homes occupied	96%
Bachelor's or higher	36%
Poverty rate	3.4%
Unemployment	1.2%
Average temp	49°F
Annual precip	48 in
Sunshine	58%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.