

Local Market Update – September 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Webster

Single-Family Properties

Key Metrics	September			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	15	19	+ 26.7%	132	145	+ 9.8%
Closed Sales	15	9	- 40.0%	123	123	0.0%
Median Sales Price*	\$245,000	\$260,000	+ 6.1%	\$242,500	\$260,000	+ 7.2%
Inventory of Homes for Sale	68	36	- 47.1%	--	--	--
Months Supply of Inventory	4.7	2.5	- 46.8%	--	--	--
Cumulative Days on Market Until Sale	49	113	+ 130.6%	50	70	+ 40.0%
Percent of Original List Price Received*	94.7%	98.4%	+ 3.9%	97.1%	97.1%	0.0%
New Listings	22	20	- 9.1%	197	175	- 11.2%

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

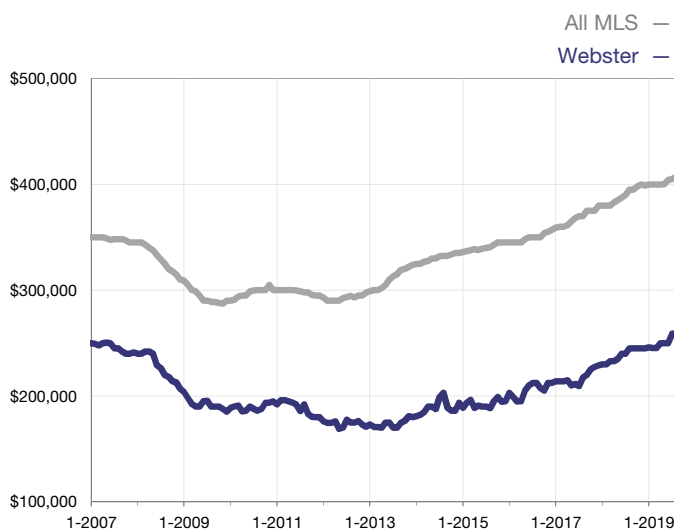
Condominium Properties

Key Metrics	September			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	1	2	+ 100.0%	21	18	- 14.3%
Closed Sales	4	1	- 75.0%	19	22	+ 15.8%
Median Sales Price*	\$302,750	\$360,000	+ 18.9%	\$245,000	\$222,450	- 9.2%
Inventory of Homes for Sale	6	6	0.0%	--	--	--
Months Supply of Inventory	2.5	2.5	0.0%	--	--	--
Cumulative Days on Market Until Sale	56	16	- 71.4%	68	46	- 32.4%
Percent of Original List Price Received*	95.9%	100.3%	+ 4.6%	96.5%	94.9%	- 1.7%
New Listings	5	4	- 20.0%	33	23	- 30.3%

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

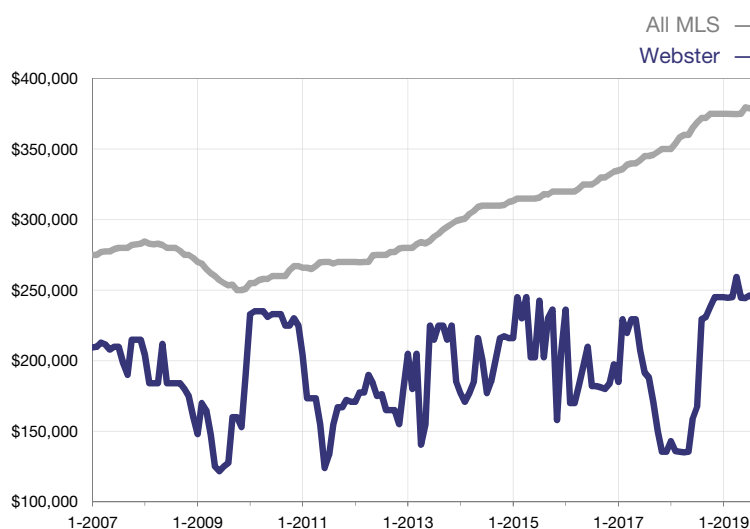
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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