

# Local Market Update – July 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Westminster

### Single-Family Properties

Key Metrics	July			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	11	8	- 27.3%	80	69	- 13.8%
Closed Sales	17	14	- 17.6%	78	63	- 19.2%
Median Sales Price*	\$377,500	<b>\$472,450</b>	+ 25.2%	\$395,500	<b>\$479,900</b>	+ 21.3%
Inventory of Homes for Sale	32	20	- 37.5%	--	--	--
Months Supply of Inventory	2.7	2.0	- 25.9%	--	--	--
Cumulative Days on Market Until Sale	61	47	- 23.0%	76	54	- 28.9%
Percent of Original List Price Received*	101.6%	<b>107.1%</b>	+ 5.4%	98.9%	<b>104.2%</b>	+ 5.4%
New Listings	14	16	+ 14.3%	98	87	- 11.2%

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

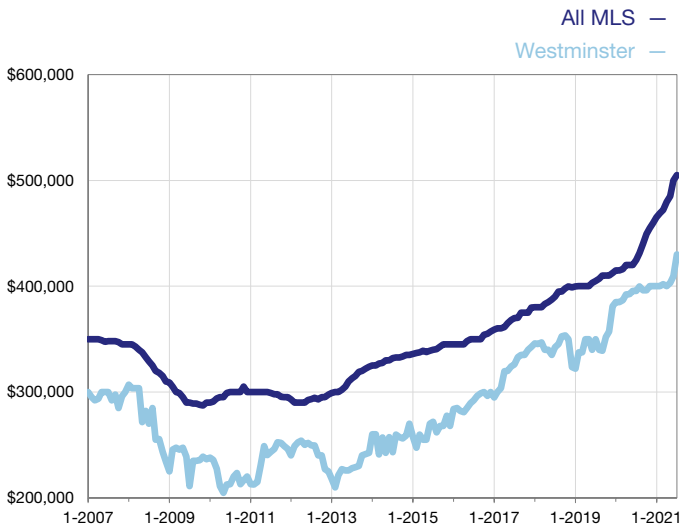
### Condominium Properties

Key Metrics	July			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	0	1	--	5	6	+ 20.0%
Closed Sales	1	1	0.0%	6	7	+ 16.7%
Median Sales Price*	\$180,000	<b>\$212,000</b>	+ 17.8%	\$185,000	<b>\$225,000</b>	+ 21.6%
Inventory of Homes for Sale	3	1	- 66.7%	--	--	--
Months Supply of Inventory	1.9	0.8	- 57.9%	--	--	--
Cumulative Days on Market Until Sale	40	19	- 52.5%	49	28	- 42.9%
Percent of Original List Price Received*	102.9%	<b>101.5%</b>	- 1.4%	95.3%	<b>102.3%</b>	+ 7.3%
New Listings	2	2	0.0%	8	7	- 12.5%

\* 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

