

Local Market Update – August 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Westminster

Single-Family Properties

Key Metrics	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	17	18	+ 5.9%	97	87	- 10.3%
Closed Sales	13	12	- 7.7%	91	75	- 17.6%
Median Sales Price*	\$439,900	\$385,000	- 12.5%	\$399,900	\$445,000	+ 11.3%
Inventory of Homes for Sale	25	16	- 36.0%	--	--	--
Months Supply of Inventory	2.1	1.6	- 23.8%	--	--	--
Cumulative Days on Market Until Sale	54	36	- 33.3%	73	51	- 30.1%
Percent of Original List Price Received*	100.3%	101.6%	+ 1.3%	99.1%	103.8%	+ 4.7%
New Listings	15	17	+ 13.3%	113	104	- 8.0%

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

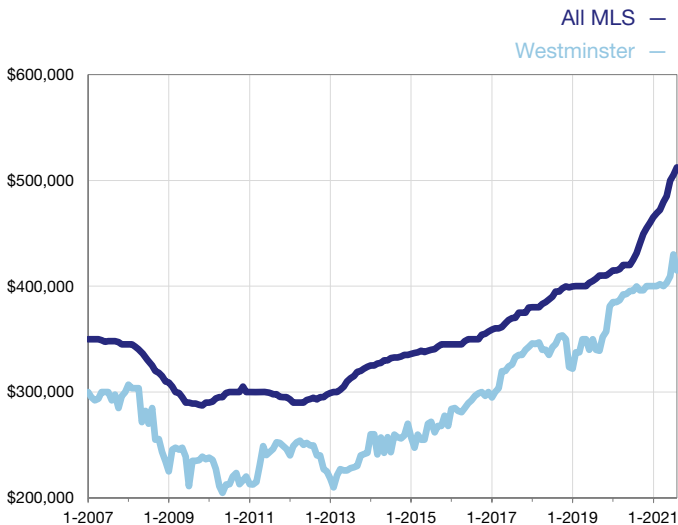
Condominium Properties

Key Metrics	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	3	2	- 33.3%	8	8	0.0%
Closed Sales	0	1	--	6	8	+ 33.3%
Median Sales Price*	\$0	\$260,000	--	\$185,000	\$230,000	+ 24.3%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.6	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	5	--	49	26	- 46.9%
Percent of Original List Price Received*	0.0%	106.1%	--	95.3%	102.7%	+ 7.8%
New Listings	1	1	0.0%	9	8	- 11.1%

* 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

