

Local Market Update – September 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Webster

Single-Family Properties

Key Metrics	September			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	12	14	+ 16.7%	132	117	- 11.4%
Closed Sales	17	15	- 11.8%	142	109	- 23.2%
Median Sales Price*	\$360,000	\$365,000	+ 1.4%	\$310,000	\$375,000	+ 21.0%
Inventory of Homes for Sale	20	19	- 5.0%	--	--	--
Months Supply of Inventory	1.3	1.6	+ 23.1%	--	--	--
Cumulative Days on Market Until Sale	26	28	+ 7.7%	28	30	+ 7.1%
Percent of Original List Price Received*	99.1%	97.3%	- 1.8%	103.0%	102.0%	- 1.0%
New Listings	17	12	- 29.4%	148	138	- 6.8%

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

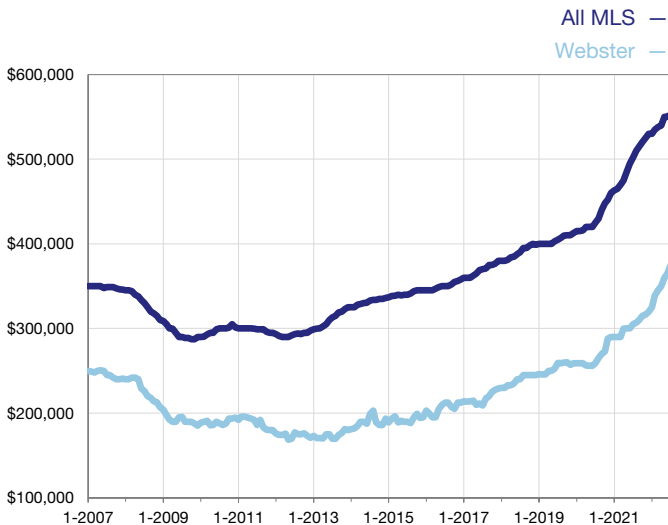
Condominium Properties

Key Metrics	September			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	1	4	+ 300.0%	19	13	- 31.6%
Closed Sales	2	2	0.0%	18	14	- 22.2%
Median Sales Price*	\$381,500	\$353,050	- 7.5%	\$315,000	\$286,500	- 9.0%
Inventory of Homes for Sale	3	1	- 66.7%	--	--	--
Months Supply of Inventory	1.0	0.4	- 60.0%	--	--	--
Cumulative Days on Market Until Sale	11	83	+ 654.5%	25	34	+ 36.0%
Percent of Original List Price Received*	105.5%	101.7%	- 3.6%	104.0%	101.5%	- 2.4%
New Listings	1	2	+ 100.0%	21	19	- 9.5%

* 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

