

Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Webster

Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	8	13	+ 62.5%	160	150	- 6.3%
Closed Sales	10	13	+ 30.0%	173	147	- 15.0%
Median Sales Price*	\$335,000	\$349,900	+ 4.4%	\$320,000	\$370,000	+ 15.6%
Inventory of Homes for Sale	18	9	- 50.0%	--	--	--
Months Supply of Inventory	1.4	0.7	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	29	34	+ 17.2%	28	32	+ 14.3%
Percent of Original List Price Received*	101.5%	98.6%	- 2.9%	102.9%	100.7%	- 2.1%
New Listings	6	7	+ 16.7%	178	169	- 5.1%

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

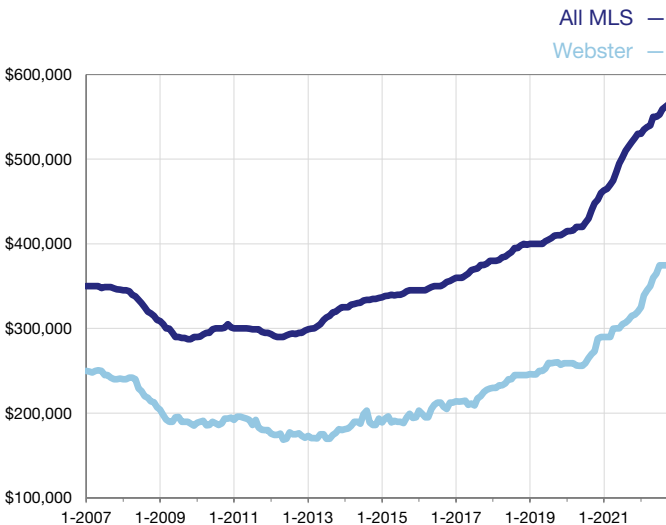
Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	6	1	- 83.3%	29	16	- 44.8%
Closed Sales	3	0	- 100.0%	24	21	- 12.5%
Median Sales Price*	\$520,000	\$0	- 100.0%	\$322,500	\$325,000	+ 0.8%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.3	0.6	+ 100.0%	--	--	--
Cumulative Days on Market Until Sale	18	0	- 100.0%	24	37	+ 54.2%
Percent of Original List Price Received*	100.4%	0.0%	- 100.0%	103.8%	100.7%	- 3.0%
New Listings	1	2	+ 100.0%	30	22	- 26.7%

* 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

