

Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Westminster

Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	6	4	- 33.3%	123	86	- 30.1%
Closed Sales	16	3	- 81.3%	132	90	- 31.8%
Median Sales Price*	\$414,750	\$629,900	+ 51.9%	\$430,250	\$500,000	+ 16.2%
Inventory of Homes for Sale	15	14	- 6.7%	--	--	--
Months Supply of Inventory	1.5	2.0	+ 33.3%	--	--	--
Cumulative Days on Market Until Sale	31	35	+ 12.9%	42	42	0.0%
Percent of Original List Price Received*	104.8%	98.1%	- 6.4%	103.1%	98.9%	- 4.1%
New Listings	3	5	+ 66.7%	151	127	- 15.9%

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

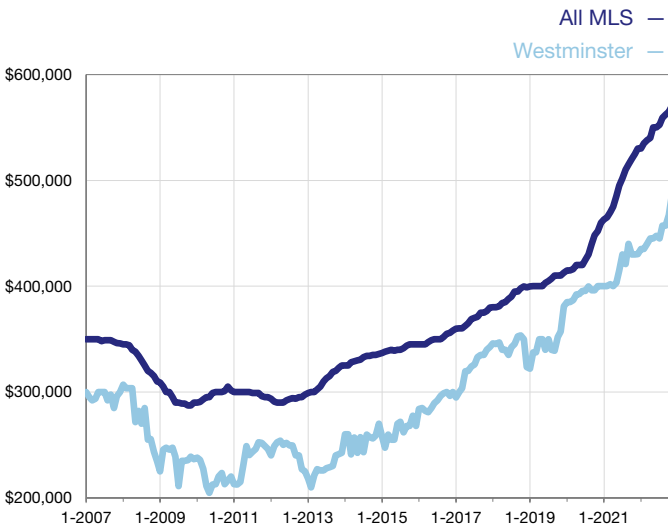
Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	0	1	--	9	9	0.0%
Closed Sales	0	1	--	11	8	- 27.3%
Median Sales Price*	\$0	\$255,000	--	\$225,000	\$250,000	+ 11.1%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.8	0.7	- 12.5%	--	--	--
Cumulative Days on Market Until Sale	0	26	--	25	24	- 4.0%
Percent of Original List Price Received*	0.0%	100.0%	--	101.9%	100.1%	- 1.8%
New Listings	1	1	0.0%	10	10	0.0%

* 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

