

Local Market Update – January 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Webster

Single-Family Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	12	9	- 25.0%	12	9	- 25.0%
Closed Sales	12	7	- 41.7%	12	7	- 41.7%
Median Sales Price*	\$324,000	\$339,000	+ 4.6%	\$324,000	\$339,000	+ 4.6%
Inventory of Homes for Sale	12	8	- 33.3%	--	--	--
Months Supply of Inventory	0.9	0.7	- 22.2%	--	--	--
Cumulative Days on Market Until Sale	41	40	- 2.4%	41	40	- 2.4%
Percent of Original List Price Received*	95.4%	100.1%	+ 4.9%	95.4%	100.1%	+ 4.9%
New Listings	7	6	- 14.3%	7	6	- 14.3%

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

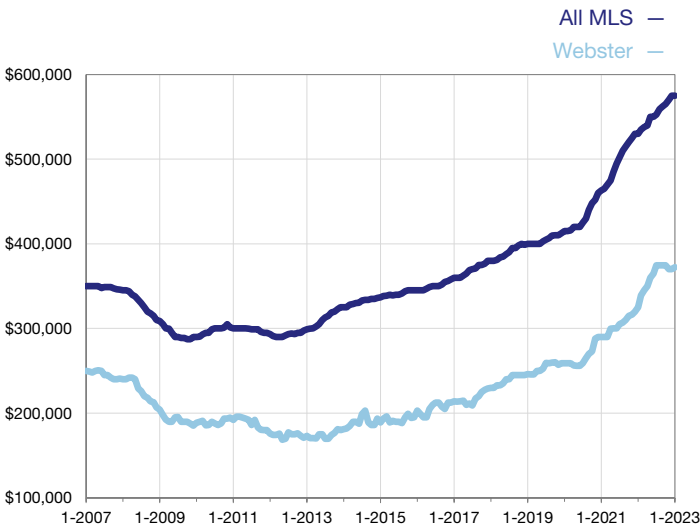
Condominium Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	1	--	0	1	--
Closed Sales	3	1	- 66.7%	3	1	- 66.7%
Median Sales Price*	\$252,500	\$165,000	- 34.7%	\$252,500	\$165,000	- 34.7%
Inventory of Homes for Sale	2	0	- 100.0%	--	--	--
Months Supply of Inventory	0.6	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	42	10	- 76.2%	42	10	- 76.2%
Percent of Original List Price Received*	99.6%	103.2%	+ 3.6%	99.6%	103.2%	+ 3.6%
New Listings	1	0	- 100.0%	1	0	- 100.0%

* 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

