

Local Market Update – July 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Webster

Single-Family Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	16	19	+ 18.8%	96	115	+ 19.8%
Closed Sales	17	16	- 5.9%	87	97	+ 11.5%
Median Sales Price*	\$225,200	\$266,000	+ 18.1%	\$239,000	\$265,000	+ 10.9%
Inventory of Homes for Sale	60	32	- 46.7%	--	--	--
Months Supply of Inventory	4.1	2.1	- 48.8%	--	--	--
Cumulative Days on Market Until Sale	45	67	+ 48.9%	53	69	+ 30.2%
Percent of Original List Price Received*	96.5%	95.7%	- 0.8%	97.3%	96.5%	- 0.8%
New Listings	28	19	- 32.1%	149	137	- 8.1%

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

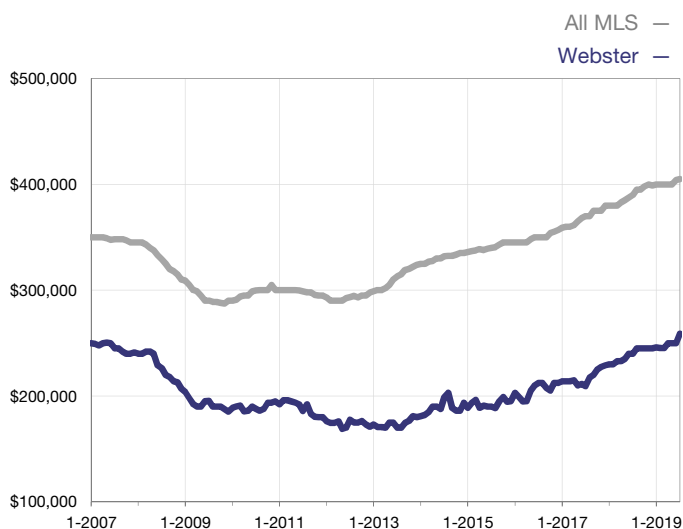
Condominium Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	5	0	- 100.0%	16	15	- 6.3%
Closed Sales	2	1	- 50.0%	11	18	+ 63.6%
Median Sales Price*	\$214,900	\$248,000	+ 15.4%	\$229,900	\$222,450	- 3.2%
Inventory of Homes for Sale	9	4	- 55.6%	--	--	--
Months Supply of Inventory	4.5	1.5	- 66.7%	--	--	--
Cumulative Days on Market Until Sale	170	8	- 95.3%	76	49	- 35.5%
Percent of Original List Price Received*	93.2%	99.2%	+ 6.4%	96.2%	94.0%	- 2.3%
New Listings	4	1	- 75.0%	25	18	- 28.0%

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

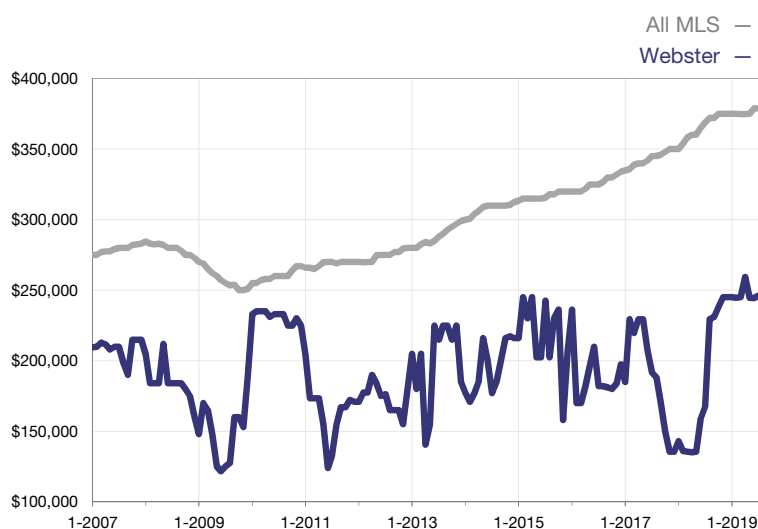
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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