

Local Market Update – July 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Westminster

Single-Family Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	10	12	+ 20.0%	79	76	- 3.8%
Closed Sales	20	17	- 15.0%	69	66	- 4.3%
Median Sales Price*	\$338,500	\$385,000	+ 13.7%	\$322,000	\$351,000	+ 9.0%
Inventory of Homes for Sale	62	57	- 8.1%	--	--	--
Months Supply of Inventory	6.2	5.7	- 8.1%	--	--	--
Cumulative Days on Market Until Sale	44	69	+ 56.8%	59	69	+ 16.9%
Percent of Original List Price Received*	96.9%	103.1%	+ 6.4%	98.1%	101.1%	+ 3.1%
New Listings	16	22	+ 37.5%	119	138	+ 16.0%

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

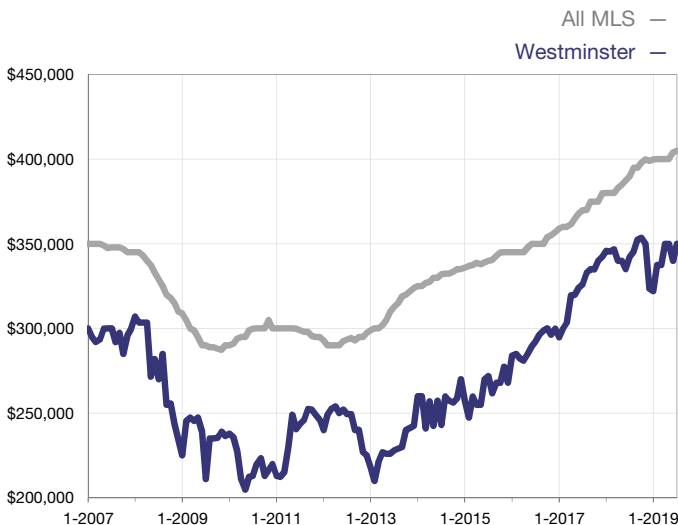
Condominium Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	2	2	0.0%	6	9	+ 50.0%
Closed Sales	2	2	0.0%	4	8	+ 100.0%
Median Sales Price*	\$146,500	\$165,700	+ 13.1%	\$163,500	\$182,000	+ 11.3%
Inventory of Homes for Sale	0	4	--	--	--	--
Months Supply of Inventory	0.0	1.8	--	--	--	--
Cumulative Days on Market Until Sale	53	62	+ 17.0%	37	50	+ 35.1%
Percent of Original List Price Received*	90.4%	87.5%	- 3.2%	94.8%	91.7%	- 3.3%
New Listings	1	2	+ 100.0%	6	12	+ 100.0%

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

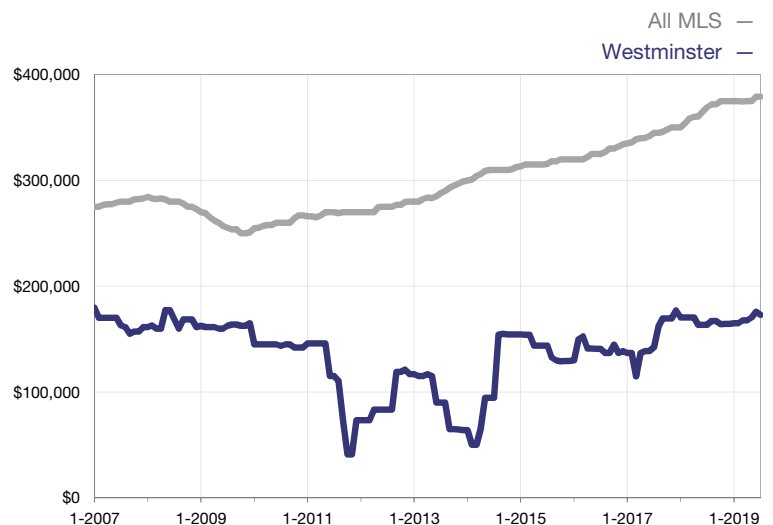
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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