

Local Market Update – March 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Webster

Single-Family Properties

Key Metrics	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	12	20	+ 66.7%	39	45	+ 15.4%
Closed Sales	14	16	+ 14.3%	32	45	+ 40.6%
Median Sales Price*	\$274,500	\$314,000	+ 14.4%	\$256,250	\$293,000	+ 14.3%
Inventory of Homes for Sale	21	7	- 66.7%	--	--	--
Months Supply of Inventory	1.5	0.5	- 66.7%	--	--	--
Cumulative Days on Market Until Sale	60	42	- 30.0%	54	40	- 25.9%
Percent of Original List Price Received*	99.8%	101.6%	+ 1.8%	98.5%	101.3%	+ 2.8%
New Listings	15	21	+ 40.0%	47	47	0.0%

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

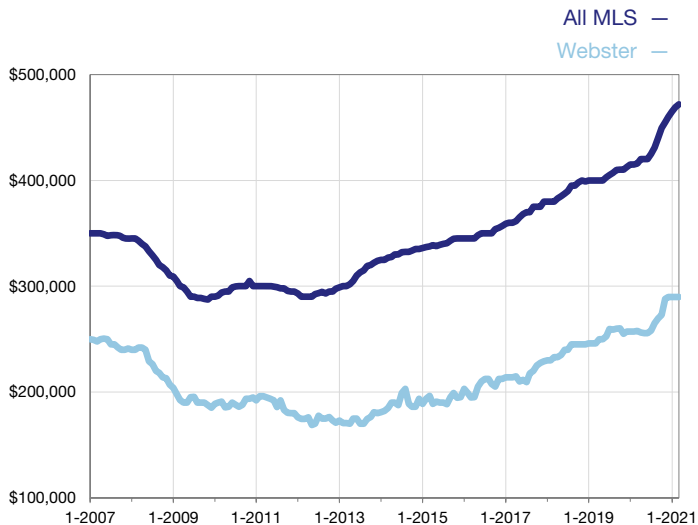
Condominium Properties

Key Metrics	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	0	0	--	3	3	0.0%
Closed Sales	2	2	0.0%	8	4	- 50.0%
Median Sales Price*	\$140,500	\$282,450	+ 101.0%	\$149,000	\$219,450	+ 47.3%
Inventory of Homes for Sale	5	0	- 100.0%	--	--	--
Months Supply of Inventory	2.2	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	79	57	- 27.8%	66	75	+ 13.6%
Percent of Original List Price Received*	97.3%	98.5%	+ 1.2%	93.5%	98.5%	+ 5.3%
New Listings	1	0	- 100.0%	5	1	- 80.0%

* 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

