

Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Webster

Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	8	18	+ 125.0%	47	64	+ 36.2%
Closed Sales	10	16	+ 60.0%	42	62	+ 47.6%
Median Sales Price*	\$258,500	\$342,500	+ 32.5%	\$256,750	\$300,000	+ 16.8%
Inventory of Homes for Sale	28	6	- 78.6%	--	--	--
Months Supply of Inventory	2.0	0.4	- 80.0%	--	--	--
Cumulative Days on Market Until Sale	53	21	- 60.4%	54	35	- 35.2%
Percent of Original List Price Received*	100.0%	105.6%	+ 5.6%	98.9%	102.2%	+ 3.3%
New Listings	15	17	+ 13.3%	62	65	+ 4.8%

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

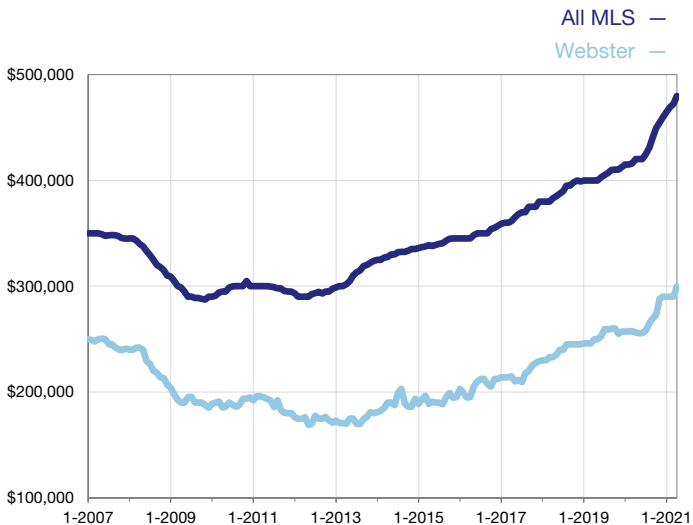
Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	1	6	+ 500.0%	4	9	+ 125.0%
Closed Sales	0	0	--	8	4	- 50.0%
Median Sales Price*	\$0	\$0	--	\$149,000	\$219,450	+ 47.3%
Inventory of Homes for Sale	6	0	- 100.0%	--	--	--
Months Supply of Inventory	2.6	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	66	75	+ 13.6%
Percent of Original List Price Received*	0.0%	0.0%	--	93.5%	98.5%	+ 5.3%
New Listings	2	6	+ 200.0%	7	7	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

