

# Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Webster

### Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	9	10	+ 11.1%	56	74	+ 32.1%
Closed Sales	10	16	+ 60.0%	52	78	+ 50.0%
Median Sales Price*	\$279,500	<b>\$298,500</b>	+ 6.8%	\$258,500	<b>\$300,000</b>	+ 16.1%
Inventory of Homes for Sale	33	11	- 66.7%	--	--	--
Months Supply of Inventory	2.4	0.7	- 70.8%	--	--	--
Cumulative Days on Market Until Sale	34	22	- 35.3%	50	32	- 36.0%
Percent of Original List Price Received*	97.9%	<b>104.6%</b>	+ 6.8%	98.7%	<b>102.7%</b>	+ 4.1%
New Listings	14	15	+ 7.1%	76	80	+ 5.3%

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

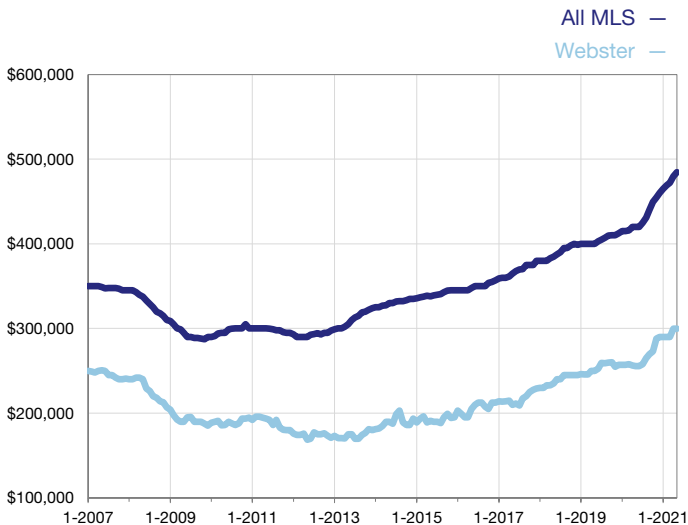
### Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	1	1	0.0%	5	10	+ 100.0%
Closed Sales	2	3	+ 50.0%	10	7	- 30.0%
Median Sales Price*	\$275,000	<b>\$330,000</b>	+ 20.0%	\$176,950	<b>\$249,900</b>	+ 41.2%
Inventory of Homes for Sale	6	1	- 83.3%	--	--	--
Months Supply of Inventory	2.6	0.4	- 84.6%	--	--	--
Cumulative Days on Market Until Sale	117	5	- 95.7%	77	45	- 41.6%
Percent of Original List Price Received*	93.6%	<b>101.7%</b>	+ 8.7%	93.5%	<b>99.8%</b>	+ 6.7%
New Listings	1	2	+ 100.0%	8	9	+ 12.5%

\* 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

