

Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Westminster

Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	16	15	- 6.3%	57	46	- 19.3%
Closed Sales	8	5	- 37.5%	50	38	- 24.0%
Median Sales Price*	\$320,000	\$330,000	+ 3.1%	\$405,850	\$460,000	+ 13.3%
Inventory of Homes for Sale	41	12	- 70.7%	--	--	--
Months Supply of Inventory	3.4	1.2	- 64.7%	--	--	--
Cumulative Days on Market Until Sale	65	53	- 18.5%	94	65	- 30.9%
Percent of Original List Price Received*	98.4%	98.6%	+ 0.2%	97.5%	102.6%	+ 5.2%
New Listings	17	17	0.0%	74	51	- 31.1%

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

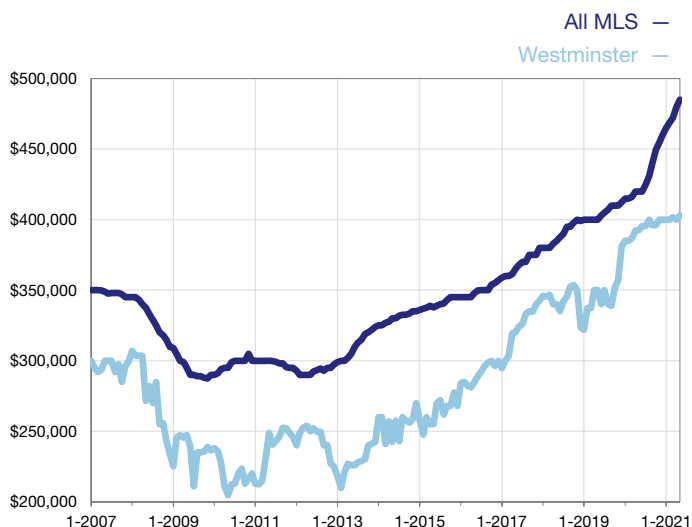
Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	1	1	0.0%	4	5	+ 25.0%
Closed Sales	1	1	0.0%	3	5	+ 66.7%
Median Sales Price*	\$172,000	\$185,000	+ 7.6%	\$211,000	\$225,000	+ 6.6%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.6	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	26	20	- 23.1%	71	29	- 59.2%
Percent of Original List Price Received*	93.0%	102.8%	+ 10.5%	91.6%	103.3%	+ 12.8%
New Listings	1	1	0.0%	5	5	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

