

Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Webster

Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	12	13	+ 8.3%	152	138	- 9.2%
Closed Sales	7	14	+ 100.0%	163	134	- 17.8%
Median Sales Price*	\$385,000	\$347,500	- 9.7%	\$315,000	\$370,000	+ 17.5%
Inventory of Homes for Sale	22	14	- 36.4%	--	--	--
Months Supply of Inventory	1.6	1.2	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	20	39	+ 95.0%	28	32	+ 14.3%
Percent of Original List Price Received*	102.6%	96.1%	- 6.3%	103.0%	101.0%	- 1.9%
New Listings	14	13	- 7.1%	172	162	- 5.8%

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

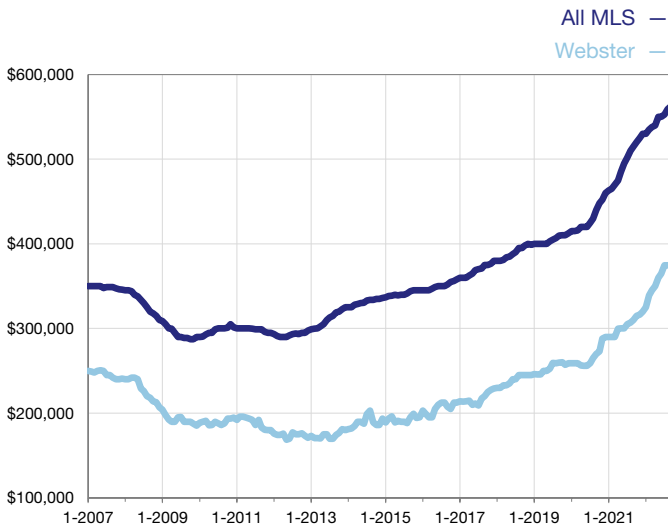
Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	0	0	--	23	15	- 34.8%
Closed Sales	1	2	+ 100.0%	21	21	0.0%
Median Sales Price*	\$280,000	\$441,250	+ 57.6%	\$315,000	\$325,000	+ 3.2%
Inventory of Homes for Sale	6	0	- 100.0%	--	--	--
Months Supply of Inventory	2.1	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	22	98	+ 345.5%	25	37	+ 48.0%
Percent of Original List Price Received*	108.1%	94.0%	- 13.0%	104.3%	100.7%	- 3.5%
New Listings	3	0	- 100.0%	29	20	- 31.0%

* 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

