

Local Market Update – February 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Webster

Single-Family Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	7	+ 133.3%	15	16	+ 6.7%
Closed Sales	7	9	+ 28.6%	19	18	- 5.3%
Median Sales Price*	\$419,900	\$355,000	- 15.5%	\$375,000	\$343,500	- 8.4%
Inventory of Homes for Sale	13	11	- 15.4%	--	--	--
Months Supply of Inventory	1.1	0.9	- 18.2%	--	--	--
Cumulative Days on Market Until Sale	47	51	+ 8.5%	43	47	+ 9.3%
Percent of Original List Price Received*	102.7%	96.8%	- 5.7%	98.1%	97.7%	- 0.4%
New Listings	7	11	+ 57.1%	14	17	+ 21.4%

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

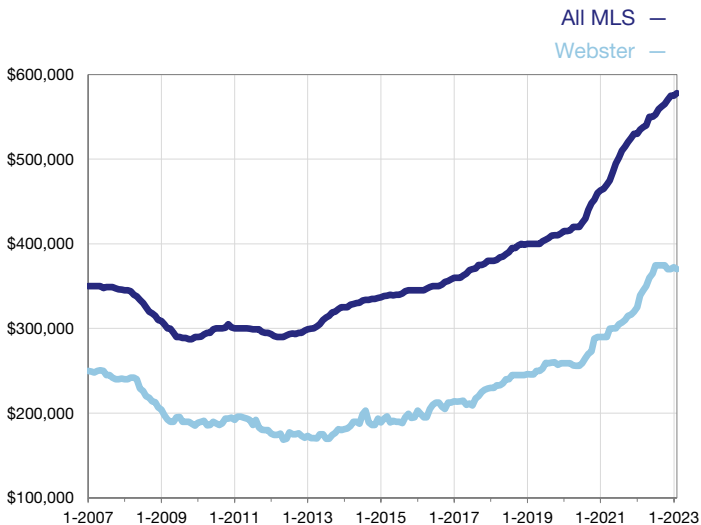
Condominium Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	1	0.0%	1	2	+ 100.0%
Closed Sales	3	1	- 66.7%	6	2	- 66.7%
Median Sales Price*	\$326,500	\$360,000	+ 10.3%	\$288,750	\$262,500	- 9.1%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.3	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	32	30	- 6.3%	37	20	- 45.9%
Percent of Original List Price Received*	99.2%	90.0%	- 9.3%	99.4%	96.6%	- 2.8%
New Listings	1	1	0.0%	2	1	- 50.0%

* 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

