

# Local Market Update – March 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Webster

### Single-Family Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	12	11	- 8.3%	27	27	0.0%
Closed Sales	8	9	+ 12.5%	27	27	0.0%
Median Sales Price*	\$355,000	<b>\$374,000</b>	+ 5.4%	\$370,000	<b>\$348,000</b>	- 5.9%
Inventory of Homes for Sale	19	9	- 52.6%	--	--	--
Months Supply of Inventory	1.5	0.7	- 53.3%	--	--	--
Cumulative Days on Market Until Sale	30	37	+ 23.3%	39	43	+ 10.3%
Percent of Original List Price Received*	101.5%	99.8%	- 1.7%	99.1%	98.4%	- 0.7%
New Listings	20	12	- 40.0%	34	29	- 14.7%

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

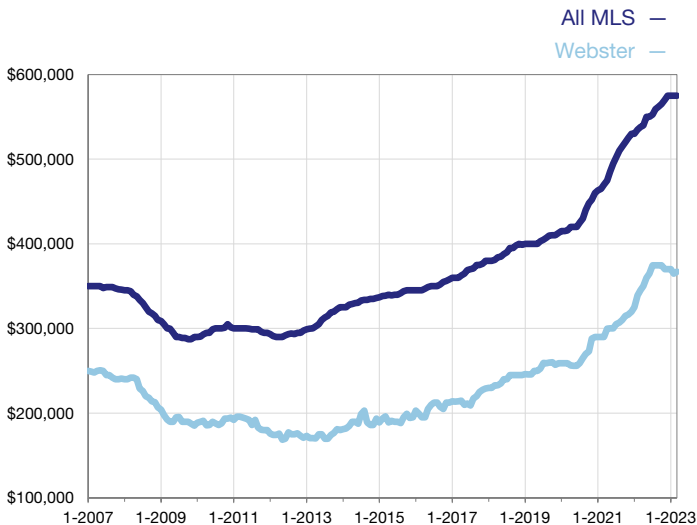
### Condominium Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	0	- 100.0%	2	2	0.0%
Closed Sales	0	1	--	6	3	- 50.0%
Median Sales Price*	\$0	<b>\$325,000</b>	--	\$288,750	<b>\$325,000</b>	+ 12.6%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	0.7	0.6	- 14.3%	--	--	--
Cumulative Days on Market Until Sale	0	5	--	37	15	- 59.5%
Percent of Original List Price Received*	0.0%	100.0%	--	99.4%	97.7%	- 1.7%
New Listings	2	1	- 50.0%	4	2	- 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

