

Local Market Update – March 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Westminster

Single-Family Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	7	8	+ 14.3%	18	15	- 16.7%
Closed Sales	5	3	- 40.0%	18	12	- 33.3%
Median Sales Price*	\$450,000	\$775,000	+ 72.2%	\$501,950	\$567,500	+ 13.1%
Inventory of Homes for Sale	12	11	- 8.3%	--	--	--
Months Supply of Inventory	1.2	1.6	+ 33.3%	--	--	--
Cumulative Days on Market Until Sale	15	11	- 26.7%	40	80	+ 100.0%
Percent of Original List Price Received*	108.4%	100.2%	- 7.6%	103.4%	101.6%	- 1.7%
New Listings	6	9	+ 50.0%	20	20	0.0%

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

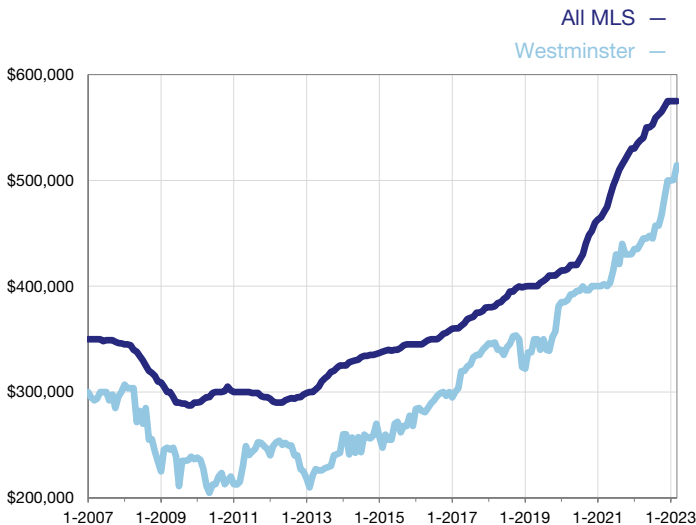
Condominium Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	1	- 66.7%	3	2	- 33.3%
Closed Sales	2	1	- 50.0%	2	2	0.0%
Median Sales Price*	\$243,000	\$240,000	- 1.2%	\$243,000	\$225,000	- 7.4%
Inventory of Homes for Sale	2	0	- 100.0%	--	--	--
Months Supply of Inventory	1.4	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	36	3	- 91.7%	36	12	- 66.7%
Percent of Original List Price Received*	104.1%	100.0%	- 3.9%	104.1%	102.5%	- 1.5%
New Listings	2	0	- 100.0%	4	1	- 75.0%

* 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

