

Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Webster

Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	14	12	- 14.3%	41	37	- 9.8%
Closed Sales	14	7	- 50.0%	41	35	- 14.6%
Median Sales Price*	\$371,500	\$421,000	+ 13.3%	\$370,000	\$348,000	- 5.9%
Inventory of Homes for Sale	19	9	- 52.6%	--	--	--
Months Supply of Inventory	1.7	0.8	- 52.9%	--	--	--
Cumulative Days on Market Until Sale	24	25	+ 4.2%	34	39	+ 14.7%
Percent of Original List Price Received*	105.9%	102.6%	- 3.1%	101.4%	99.4%	- 2.0%
New Listings	14	11	- 21.4%	48	40	- 16.7%

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

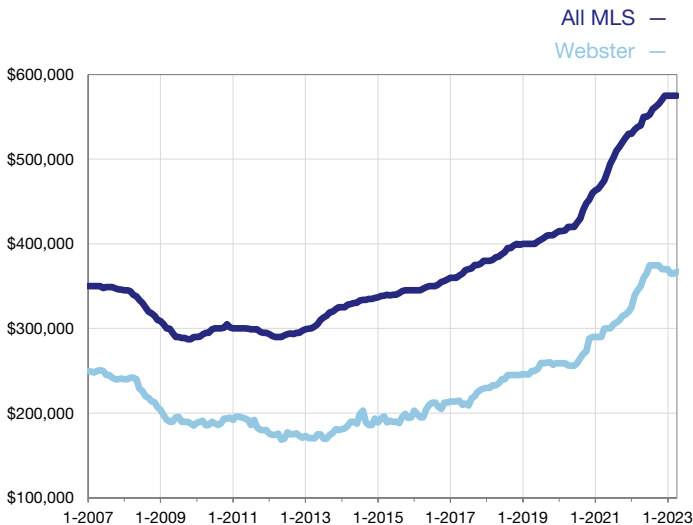
Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	1	0.0%	3	3	0.0%
Closed Sales	2	0	- 100.0%	8	3	- 62.5%
Median Sales Price*	\$355,000	\$0	- 100.0%	\$322,500	\$325,000	+ 0.8%
Inventory of Homes for Sale	4	1	- 75.0%	--	--	--
Months Supply of Inventory	1.7	0.6	- 64.7%	--	--	--
Cumulative Days on Market Until Sale	4	0	- 100.0%	29	15	- 48.3%
Percent of Original List Price Received*	109.4%	0.0%	- 100.0%	101.9%	97.7%	- 4.1%
New Listings	3	1	- 66.7%	7	3	- 57.1%

* 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

