

Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Westminster

Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	11	+ 450.0%	20	26	+ 30.0%
Closed Sales	7	4	- 42.9%	25	16	- 36.0%
Median Sales Price*	\$555,000	\$525,944	- 5.2%	\$519,900	\$532,500	+ 2.4%
Inventory of Homes for Sale	13	11	- 15.4%	--	--	--
Months Supply of Inventory	1.3	1.4	+ 7.7%	--	--	--
Cumulative Days on Market Until Sale	35	10	- 71.4%	38	63	+ 65.8%
Percent of Original List Price Received*	99.1%	102.3%	+ 3.2%	102.2%	101.8%	- 0.4%
New Listings	8	13	+ 62.5%	28	33	+ 17.9%

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

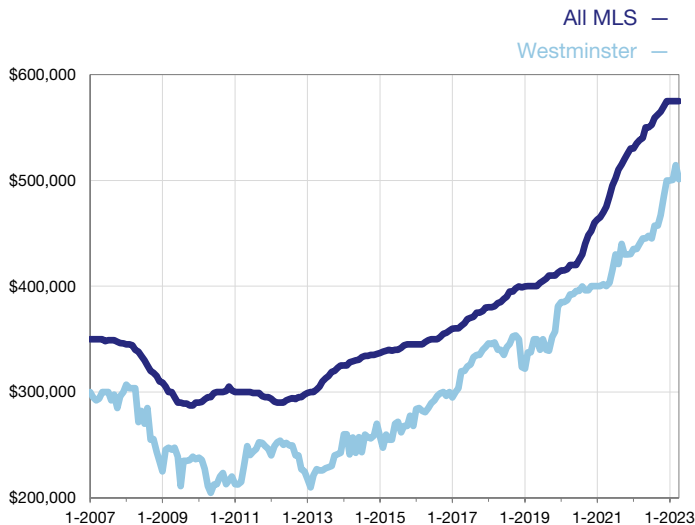
Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	3	2	- 33.3%
Closed Sales	1	0	- 100.0%	3	2	- 33.3%
Median Sales Price*	\$250,000	\$0	- 100.0%	\$250,000	\$225,000	- 10.0%
Inventory of Homes for Sale	2	0	- 100.0%	--	--	--
Months Supply of Inventory	1.5	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	2	0	- 100.0%	24	12	- 50.0%
Percent of Original List Price Received*	111.2%	0.0%	- 100.0%	106.4%	102.5%	- 3.7%
New Listings	0	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

