

# Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Webster

### Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	10	16	+ 60.0%	51	51	0.0%
Closed Sales	9	7	- 22.2%	50	43	- 14.0%
Median Sales Price*	\$385,000	\$400,000	+ 3.9%	\$375,000	\$355,000	- 5.3%
Inventory of Homes for Sale	24	14	- 41.7%	--	--	--
Months Supply of Inventory	2.1	1.2	- 42.9%	--	--	--
Cumulative Days on Market Until Sale	42	46	+ 9.5%	36	40	+ 11.1%
Percent of Original List Price Received*	102.3%	103.4%	+ 1.1%	101.6%	100.3%	- 1.3%
New Listings	16	20	+ 25.0%	62	59	- 4.8%

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

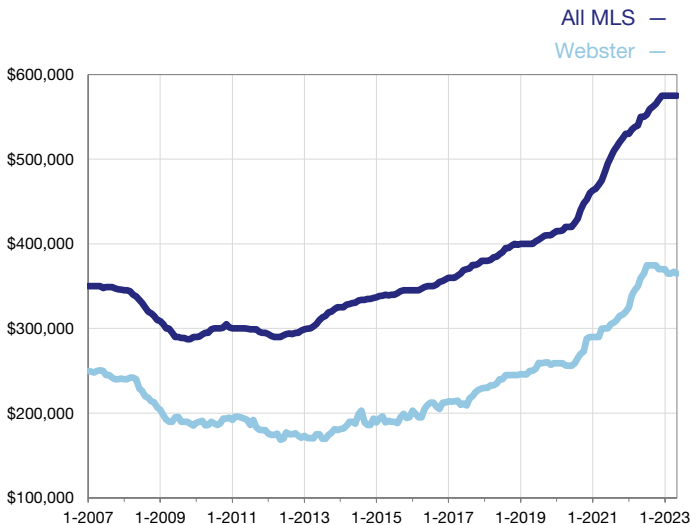
### Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	3	+ 50.0%	5	6	+ 20.0%
Closed Sales	2	1	- 50.0%	10	4	- 60.0%
Median Sales Price*	\$285,000	\$375,000	+ 31.6%	\$322,500	\$342,500	+ 6.2%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	0.8	0.5	- 37.5%	--	--	--
Cumulative Days on Market Until Sale	23	6	- 73.9%	28	13	- 53.6%
Percent of Original List Price Received*	102.9%	104.2%	+ 1.3%	102.1%	99.3%	- 2.7%
New Listings	1	3	+ 200.0%	8	6	- 25.0%

\* 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

