

# Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Webster

### Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	19	14	- 26.3%	70	65	- 7.1%
Closed Sales	10	16	+ 60.0%	60	59	- 1.7%
Median Sales Price*	\$388,915	<b>\$409,500</b>	+ 5.3%	\$383,000	<b>\$365,000</b>	- 4.7%
Inventory of Homes for Sale	30	12	- 60.0%	--	--	--
Months Supply of Inventory	2.5	1.0	- 60.0%	--	--	--
Cumulative Days on Market Until Sale	18	19	+ 5.6%	33	34	+ 3.0%
Percent of Original List Price Received*	104.7%	<b>103.6%</b>	- 1.1%	102.1%	<b>101.2%</b>	- 0.9%
New Listings	26	15	- 42.3%	88	74	- 15.9%

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

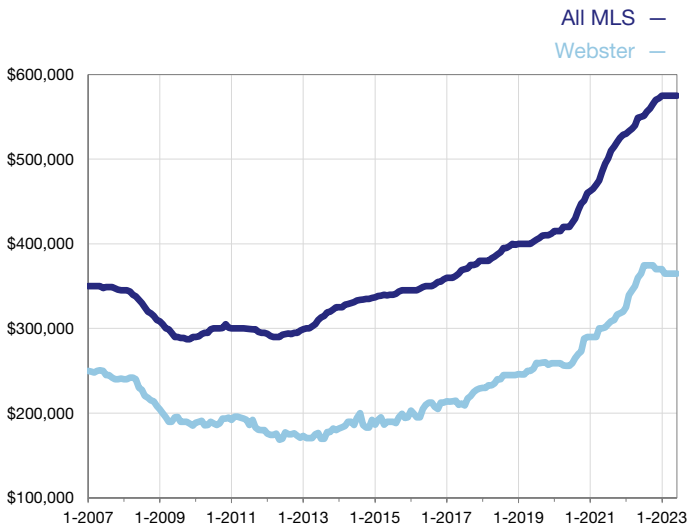
### Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	3	--	5	7	+ 40.0%
Closed Sales	1	2	+ 100.0%	11	6	- 45.5%
Median Sales Price*	\$160,000	<b>\$532,500</b>	+ 232.8%	\$320,000	<b>\$367,500</b>	+ 14.8%
Inventory of Homes for Sale	3	0	- 100.0%	--	--	--
Months Supply of Inventory	1.3	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	15	36	+ 140.0%	26	21	- 19.2%
Percent of Original List Price Received*	106.7%	<b>99.6%</b>	- 6.7%	102.5%	<b>99.4%</b>	- 3.0%
New Listings	1	0	- 100.0%	9	6	- 33.3%

\* 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

