

# Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Webster

### Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	16	13	- 18.8%	86	76	- 11.6%
Closed Sales	21	14	- 33.3%	81	73	- 9.9%
Median Sales Price*	\$379,900	<b>\$372,500</b>	- 1.9%	\$381,450	<b>\$365,000</b>	- 4.3%
Inventory of Homes for Sale	30	11	- 63.3%	--	--	--
Months Supply of Inventory	2.5	1.0	- 60.0%	--	--	--
Cumulative Days on Market Until Sale	21	31	+ 47.6%	29	33	+ 13.8%
Percent of Original List Price Received*	105.4%	<b>106.8%</b>	+ 1.3%	102.9%	<b>102.3%</b>	- 0.6%
New Listings	18	11	- 38.9%	106	85	- 19.8%

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

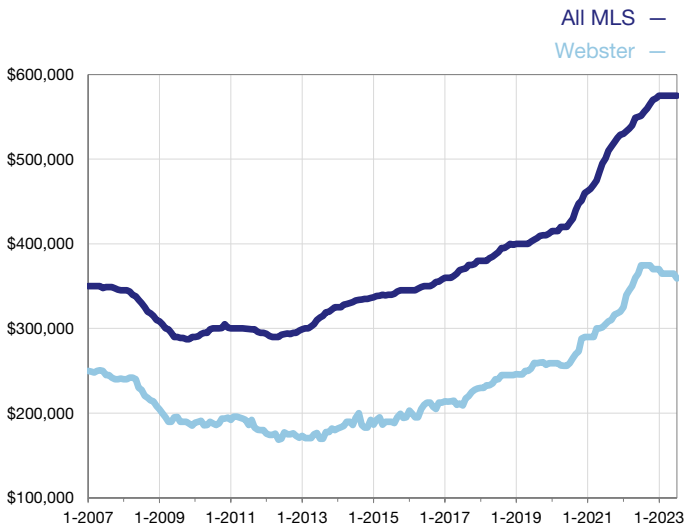
### Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	0	- 100.0%	6	7	+ 16.7%
Closed Sales	0	1	--	11	7	- 36.4%
Median Sales Price*	\$0	<b>\$257,500</b>	--	\$320,000	<b>\$360,000</b>	+ 12.5%
Inventory of Homes for Sale	5	0	- 100.0%	--	--	--
Months Supply of Inventory	2.4	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	27	--	26	21	- 19.2%
Percent of Original List Price Received*	0.0%	<b>95.4%</b>	--	102.5%	<b>98.8%</b>	- 3.6%
New Listings	5	0	- 100.0%	14	6	- 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

