

Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Westminster

Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	8	11	+ 37.5%	45	55	+ 22.2%
Closed Sales	6	7	+ 16.7%	43	48	+ 11.6%
Median Sales Price*	\$510,000	\$565,000	+ 10.8%	\$530,000	\$587,500	+ 10.8%
Inventory of Homes for Sale	33	12	- 63.6%	--	--	--
Months Supply of Inventory	3.9	1.5	- 61.5%	--	--	--
Cumulative Days on Market Until Sale	31	47	+ 51.6%	39	46	+ 17.9%
Percent of Original List Price Received*	100.0%	100.5%	+ 0.5%	100.8%	101.2%	+ 0.4%
New Listings	20	10	- 50.0%	76	66	- 13.2%

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

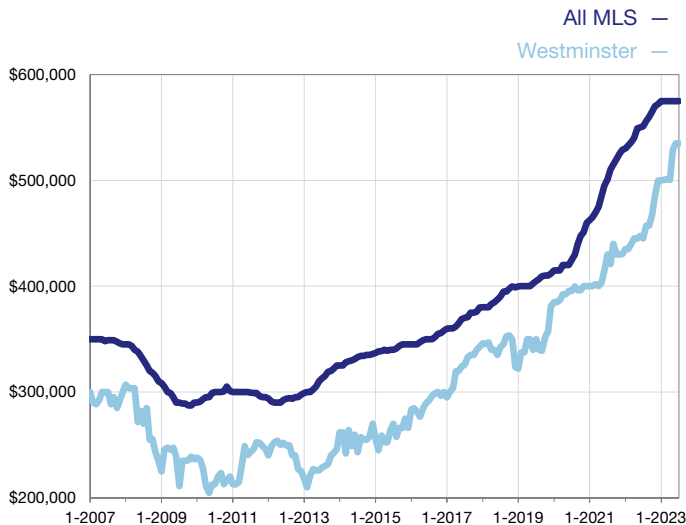
Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	5	2	- 60.0%
Closed Sales	0	0	--	5	3	- 40.0%
Median Sales Price*	\$0	\$0	--	\$250,000	\$240,000	- 4.0%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.8	0.8	0.0%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	24	31	+ 29.2%
Percent of Original List Price Received*	0.0%	0.0%	--	101.4%	97.7%	- 3.6%
New Listings	0	1	--	6	2	- 66.7%

* 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

