

Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Webster

Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	15	14	- 6.7%	101	89	- 11.9%
Closed Sales	13	12	- 7.7%	94	85	- 9.6%
Median Sales Price*	\$333,500	\$442,500	+ 32.7%	\$375,000	\$385,000	+ 2.7%
Inventory of Homes for Sale	29	14	- 51.7%	--	--	--
Months Supply of Inventory	2.5	1.3	- 48.0%	--	--	--
Cumulative Days on Market Until Sale	38	26	- 31.6%	31	32	+ 3.2%
Percent of Original List Price Received*	101.9%	103.4%	+ 1.5%	102.8%	102.4%	- 0.4%
New Listings	17	17	0.0%	123	102	- 17.1%

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

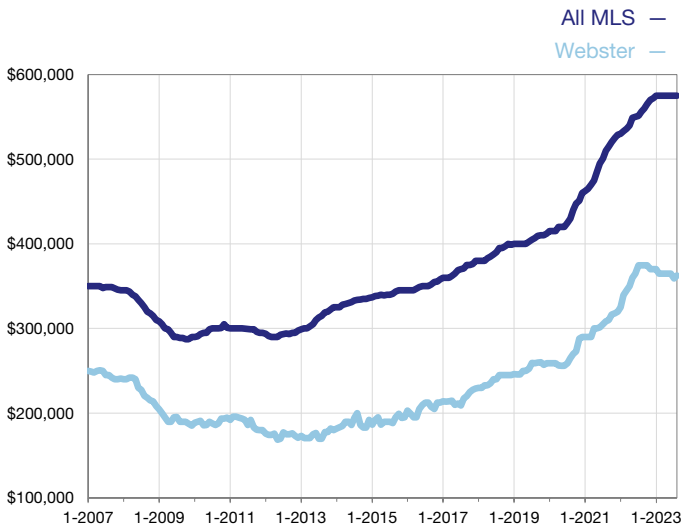
Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	0	- 100.0%	9	7	- 22.2%
Closed Sales	1	0	- 100.0%	12	7	- 41.7%
Median Sales Price*	\$253,000	\$0	- 100.0%	\$286,500	\$360,000	+ 25.7%
Inventory of Homes for Sale	4	2	- 50.0%	--	--	--
Months Supply of Inventory	1.8	1.1	- 38.9%	--	--	--
Cumulative Days on Market Until Sale	24	0	- 100.0%	26	21	- 19.2%
Percent of Original List Price Received*	90.4%	0.0%	- 100.0%	101.5%	98.8%	- 2.7%
New Listings	2	3	+ 50.0%	16	9	- 43.8%

* 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

