

# Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Westminster

### Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	17	7	- 58.8%	62	60	- 3.2%
Closed Sales	10	10	0.0%	53	58	+ 9.4%
Median Sales Price*	\$466,000	<b>\$537,500</b>	+ 15.3%	\$519,000	<b>\$569,950</b>	+ 9.8%
Inventory of Homes for Sale	32	15	- 53.1%	--	--	--
Months Supply of Inventory	3.7	2.1	- 43.2%	--	--	--
Cumulative Days on Market Until Sale	42	31	- 26.2%	39	43	+ 10.3%
Percent of Original List Price Received*	99.0%	<b>101.4%</b>	+ 2.4%	100.4%	<b>101.2%</b>	+ 0.8%
New Listings	19	10	- 47.4%	95	75	- 21.1%

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

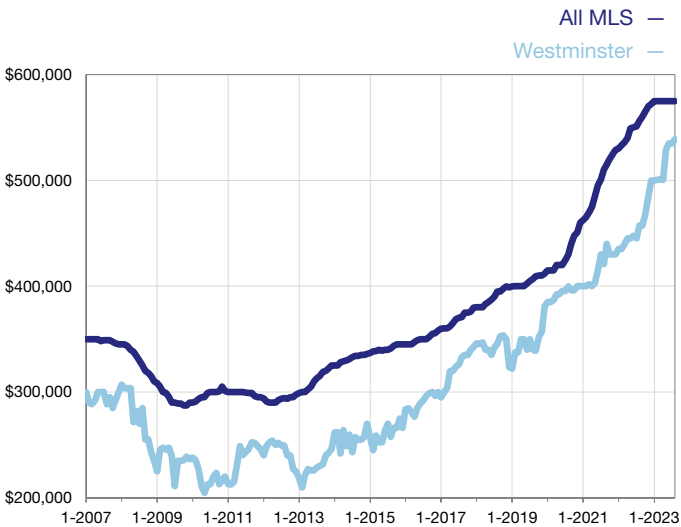
### Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	1	0.0%	6	3	- 50.0%
Closed Sales	0	0	--	5	3	- 40.0%
Median Sales Price*	\$0	<b>\$0</b>	--	\$250,000	<b>\$240,000</b>	- 4.0%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	24	31	+ 29.2%
Percent of Original List Price Received*	0.0%	<b>0.0%</b>	--	101.4%	<b>97.7%</b>	- 3.6%
New Listings	0	0	--	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

