

Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Webster

Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	13	9	- 30.8%	114	96	- 15.8%
Closed Sales	15	10	- 33.3%	109	95	- 12.8%
Median Sales Price*	\$365,000	\$389,000	+ 6.6%	\$375,000	\$385,000	+ 2.7%
Inventory of Homes for Sale	23	12	- 47.8%	--	--	--
Months Supply of Inventory	1.9	1.1	- 42.1%	--	--	--
Cumulative Days on Market Until Sale	28	18	- 35.7%	30	31	+ 3.3%
Percent of Original List Price Received*	97.3%	104.9%	+ 7.8%	102.0%	102.7%	+ 0.7%
New Listings	12	9	- 25.0%	135	111	- 17.8%

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

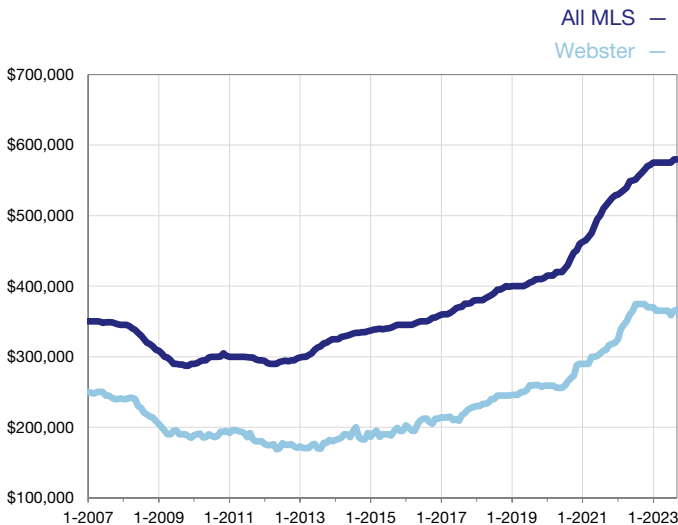
Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	0	- 100.0%	13	7	- 46.2%
Closed Sales	2	1	- 50.0%	14	8	- 42.9%
Median Sales Price*	\$353,050	\$610,000	+ 72.8%	\$286,500	\$367,500	+ 28.3%
Inventory of Homes for Sale	1	5	+ 400.0%	--	--	--
Months Supply of Inventory	0.4	3.5	+ 775.0%	--	--	--
Cumulative Days on Market Until Sale	83	25	- 69.9%	34	22	- 35.3%
Percent of Original List Price Received*	101.7%	103.4%	+ 1.7%	101.5%	99.4%	- 2.1%
New Listings	2	2	0.0%	18	11	- 38.9%

* 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

