

Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Webster

Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	11	8	- 27.3%	125	102	- 18.4%
Closed Sales	11	7	- 36.4%	120	102	- 15.0%
Median Sales Price*	\$389,000	\$389,000	0.0%	\$375,000	\$387,000	+ 3.2%
Inventory of Homes for Sale	19	15	- 21.1%	--	--	--
Months Supply of Inventory	1.6	1.5	- 6.3%	--	--	--
Cumulative Days on Market Until Sale	35	33	- 5.7%	31	31	0.0%
Percent of Original List Price Received*	96.6%	98.7%	+ 2.2%	101.5%	102.4%	+ 0.9%
New Listings	11	11	0.0%	146	122	- 16.4%

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

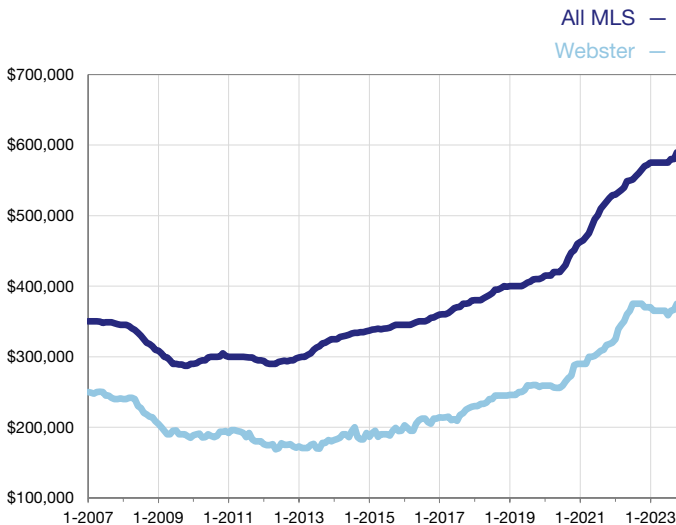
Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	3	+ 50.0%	15	10	- 33.3%
Closed Sales	5	1	- 80.0%	19	9	- 52.6%
Median Sales Price*	\$335,000	\$363,500	+ 8.5%	\$325,000	\$363,500	+ 11.8%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	0.6	--	--	--	--
Cumulative Days on Market Until Sale	19	17	- 10.5%	30	21	- 30.0%
Percent of Original List Price Received*	101.1%	104.2%	+ 3.1%	101.4%	99.9%	- 1.5%
New Listings	1	1	0.0%	19	12	- 36.8%

* 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

