

Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Webster

Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	11	11	0.0%	136	110	- 19.1%
Closed Sales	14	7	- 50.0%	134	109	- 18.7%
Median Sales Price*	\$347,500	\$403,500	+ 16.1%	\$370,000	\$389,000	+ 5.1%
Inventory of Homes for Sale	15	24	+ 60.0%	--	--	--
Months Supply of Inventory	1.3	2.4	+ 84.6%	--	--	--
Cumulative Days on Market Until Sale	39	38	- 2.6%	32	31	- 3.1%
Percent of Original List Price Received*	96.1%	93.6%	- 2.6%	101.0%	101.9%	+ 0.9%
New Listings	12	19	+ 58.3%	158	141	- 10.8%

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

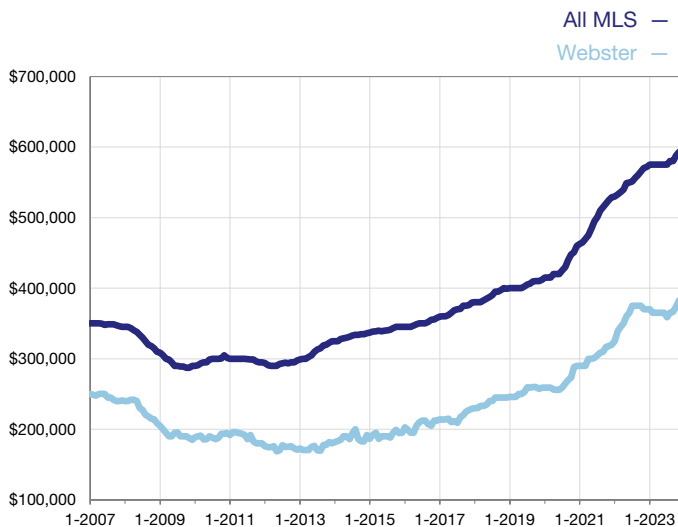
Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	15	10	- 33.3%
Closed Sales	2	1	- 50.0%	21	10	- 52.4%
Median Sales Price*	\$441,250	\$560,000	+ 26.9%	\$325,000	\$369,250	+ 13.6%
Inventory of Homes for Sale	0	2	--	--	--	--
Months Supply of Inventory	0.0	1.3	--	--	--	--
Cumulative Days on Market Until Sale	98	15	- 84.7%	37	21	- 43.2%
Percent of Original List Price Received*	94.0%	103.9%	+ 10.5%	100.7%	100.3%	- 0.4%
New Listings	0	1	--	19	13	- 31.6%

* 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

