

Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Westminster

Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	2	0.0%	82	73	- 11.0%
Closed Sales	6	4	- 33.3%	87	75	- 13.8%
Median Sales Price*	\$537,000	\$532,500	- 0.8%	\$485,000	\$574,900	+ 18.5%
Inventory of Homes for Sale	24	16	- 33.3%	--	--	--
Months Supply of Inventory	3.3	2.5	- 24.2%	--	--	--
Cumulative Days on Market Until Sale	58	55	- 5.2%	42	46	+ 9.5%
Percent of Original List Price Received*	94.7%	104.6%	+ 10.5%	98.9%	100.4%	+ 1.5%
New Listings	3	8	+ 166.7%	117	95	- 18.8%

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

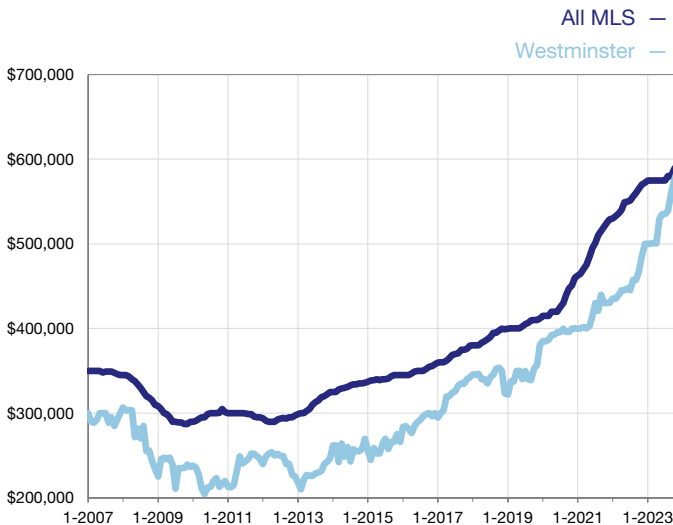
Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	1	--	8	4	- 50.0%
Closed Sales	1	0	- 100.0%	7	4	- 42.9%
Median Sales Price*	\$260,000	\$0	- 100.0%	\$250,000	\$230,000	- 8.0%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.6	1.0	+ 66.7%	--	--	--
Cumulative Days on Market Until Sale	10	0	- 100.0%	23	31	+ 34.8%
Percent of Original List Price Received*	98.1%	0.0%	- 100.0%	100.1%	96.7%	- 3.4%
New Listings	1	0	- 100.0%	9	4	- 55.6%

* 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

