

Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Webster

Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	10	13	+ 30.0%	146	121	- 17.1%
Closed Sales	13	9	- 30.8%	147	118	- 19.7%
Median Sales Price*	\$349,900	\$410,000	+ 17.2%	\$370,000	\$392,000	+ 5.9%
Inventory of Homes for Sale	12	12	0.0%	--	--	--
Months Supply of Inventory	1.0	1.2	+ 20.0%	--	--	--
Cumulative Days on Market Until Sale	34	29	- 14.7%	32	31	- 3.1%
Percent of Original List Price Received*	98.6%	103.6%	+ 5.1%	100.7%	102.0%	+ 1.3%
New Listings	7	2	- 71.4%	165	144	- 12.7%

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

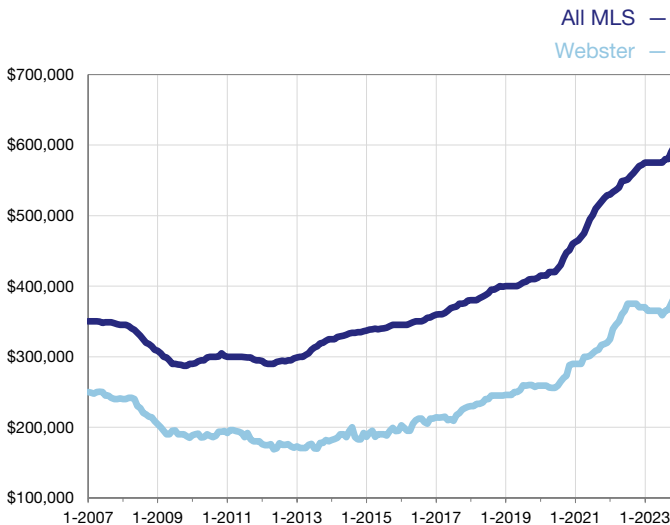
Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	0	- 100.0%	16	10	- 37.5%
Closed Sales	0	1	--	21	11	- 47.6%
Median Sales Price*	\$0	\$288,888	--	\$325,000	\$363,500	+ 11.8%
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--
Months Supply of Inventory	0.6	1.2	+ 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	9	--	37	20	- 45.9%
Percent of Original List Price Received*	0.0%	100.0%	--	100.7%	100.3%	- 0.4%
New Listings	2	0	- 100.0%	21	12	- 42.9%

* 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

