

Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Westminster

Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	4	0.0%	86	77	- 10.5%
Closed Sales	3	3	0.0%	90	78	- 13.3%
Median Sales Price*	\$629,900	\$492,700	- 21.8%	\$500,000	\$569,950	+ 14.0%
Inventory of Homes for Sale	16	13	- 18.8%	--	--	--
Months Supply of Inventory	2.2	2.0	- 9.1%	--	--	--
Cumulative Days on Market Until Sale	35	76	+ 117.1%	42	47	+ 11.9%
Percent of Original List Price Received*	98.1%	100.3%	+ 2.2%	98.9%	100.4%	+ 1.5%
New Listings	5	6	+ 20.0%	122	101	- 17.2%

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

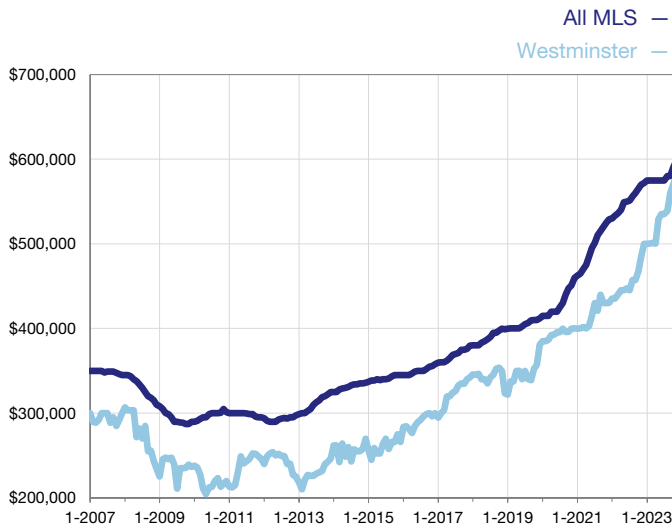
Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	0	- 100.0%	9	4	- 55.6%
Closed Sales	1	1	0.0%	8	5	- 37.5%
Median Sales Price*	\$255,000	\$264,999	+ 3.9%	\$250,000	\$240,000	- 4.0%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.7	1.0	+ 42.9%	--	--	--
Cumulative Days on Market Until Sale	26	28	+ 7.7%	24	30	+ 25.0%
Percent of Original List Price Received*	100.0%	100.0%	0.0%	100.1%	97.4%	- 2.7%
New Listings	1	1	0.0%	10	5	- 50.0%

* 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

