

# Local Market Update – January 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Webster

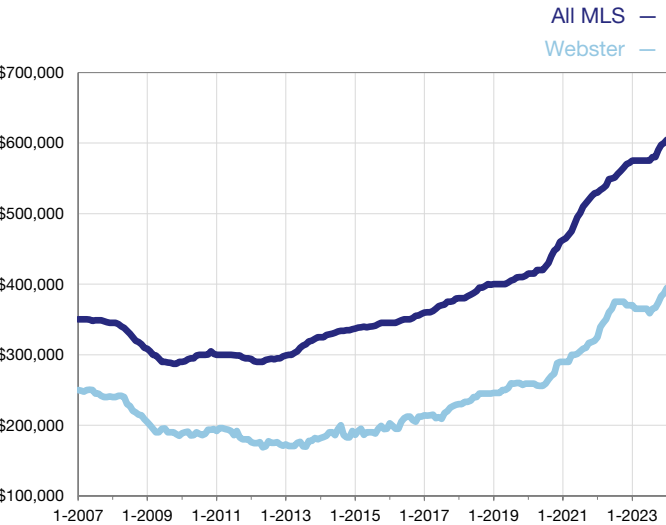
Single-Family Properties	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	8	7	- 12.5%	8	7	- 12.5%
Closed Sales	9	11	+ 22.2%	9	11	+ 22.2%
Median Sales Price*	\$320,000	\$375,000	+ 17.2%	\$320,000	\$375,000	+ 17.2%
Inventory of Homes for Sale	8	13	+ 62.5%	--	--	--
Months Supply of Inventory	0.7	1.3	+ 85.7%	--	--	--
Cumulative Days on Market Until Sale	42	24	- 42.9%	42	24	- 42.9%
Percent of Original List Price Received*	98.6%	99.2%	+ 0.6%	98.6%	99.2%	+ 0.6%
New Listings	6	6	0.0%	6	6	0.0%

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

Condominium Properties	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	1	0	- 100.0%	1	0	- 100.0%
Closed Sales	1	0	- 100.0%	1	0	- 100.0%
Median Sales Price*	\$165,000	\$0	- 100.0%	\$165,000	\$0	- 100.0%
Inventory of Homes for Sale	0	3	--	--	--	--
Months Supply of Inventory	0.0	1.7	--	--	--	--
Cumulative Days on Market Until Sale	10	0	- 100.0%	10	0	- 100.0%
Percent of Original List Price Received*	103.2%	0.0%	- 100.0%	103.2%	0.0%	- 100.0%
New Listings	0	1	--	0	1	--

\* 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

