

Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Webster

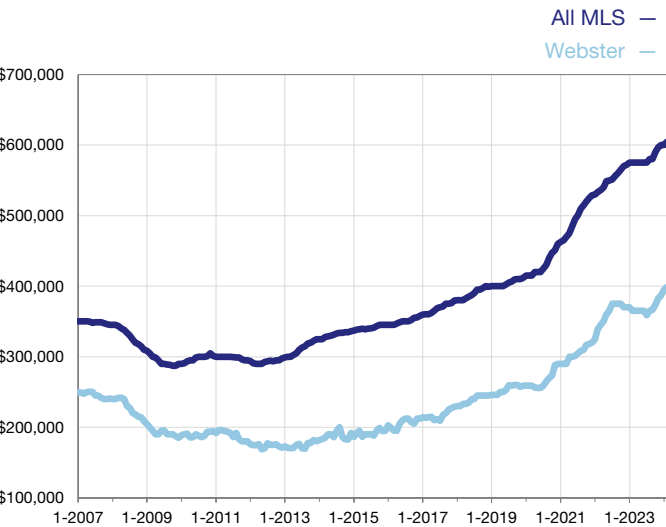
Single-Family Properties				February			Year to Date		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				7	9	+ 28.6%	15	15	0.0%
Closed Sales				9	5	- 44.4%	18	18	0.0%
Median Sales Price*				\$355,000	\$417,500	+ 17.6%	\$343,500	\$395,000	+ 15.0%
Inventory of Homes for Sale				12	18	+ 50.0%	--	--	--
Months Supply of Inventory				1.0	1.8	+ 80.0%	--	--	--
Cumulative Days on Market Until Sale				51	44	- 13.7%	47	37	- 21.3%
Percent of Original List Price Received*				96.8%	103.2%	+ 6.6%	97.7%	100.0%	+ 2.4%
New Listings				11	13	+ 18.2%	17	19	+ 11.8%

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

Condominium Properties				February			Year to Date		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				1	4	+ 300.0%	2	4	+ 100.0%
Closed Sales				1	0	- 100.0%	2	0	- 100.0%
Median Sales Price*				\$360,000	\$0	- 100.0%	\$262,500	\$0	- 100.0%
Inventory of Homes for Sale				0	1	--	--	--	--
Months Supply of Inventory				0.0	0.4	--	--	--	--
Cumulative Days on Market Until Sale				30	0	- 100.0%	20	0	- 100.0%
Percent of Original List Price Received*				90.0%	0.0%	- 100.0%	96.6%	0.0%	- 100.0%
New Listings				1	2	+ 100.0%	1	3	+ 200.0%

* 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

