

Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Westminster

Single-Family Properties

Key Metrics	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	1	6	+ 500.0%	7	15	+ 114.3%
Closed Sales	4	10	+ 150.0%	9	15	+ 66.7%
Median Sales Price*	\$516,000	\$440,000	- 14.7%	\$535,000	\$450,000	- 15.9%
Inventory of Homes for Sale	13	8	- 38.5%	--	--	--
Months Supply of Inventory	1.9	1.1	- 42.1%	--	--	--
Cumulative Days on Market Until Sale	163	66	- 59.5%	103	66	- 35.9%
Percent of Original List Price Received*	93.5%	102.7%	+ 9.8%	102.1%	101.4%	- 0.7%
New Listings	4	7	+ 75.0%	11	15	+ 36.4%

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

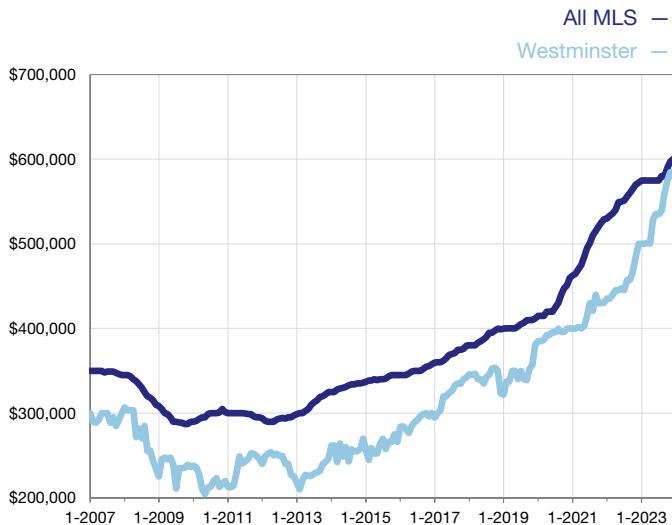
Condominium Properties

Key Metrics	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	1	0	- 100.0%	1	1	0.0%
Closed Sales	0	0	--	1	1	0.0%
Median Sales Price*	\$0	\$0	--	\$210,000	\$370,000	+ 76.2%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.7	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	21	5	- 76.2%
Percent of Original List Price Received*	0.0%	0.0%	--	105.0%	100.0%	- 4.8%
New Listings	1	0	- 100.0%	1	0	- 100.0%

* 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

