

# Webster

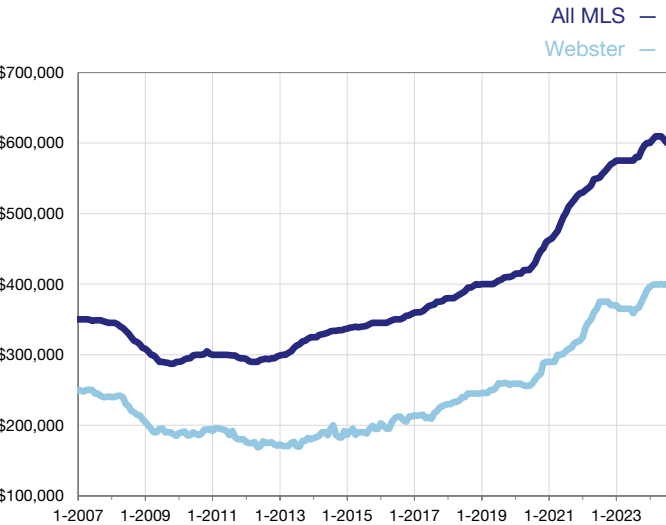
Single-Family Properties	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	12	16	+ 33.3%	75	76	+ 1.3%
Closed Sales	14	12	- 14.3%	73	69	- 5.5%
Median Sales Price*	\$372,500	\$475,000	+ 27.5%	\$365,000	\$400,000	+ 9.6%
Inventory of Homes for Sale	12	21	+ 75.0%	--	--	--
Months Supply of Inventory	1.1	2.1	+ 90.9%	--	--	--
Cumulative Days on Market Until Sale	31	24	- 22.6%	33	40	+ 21.2%
Percent of Original List Price Received*	106.8%	101.0%	- 5.4%	102.3%	101.0%	- 1.3%
New Listings	11	13	+ 18.2%	85	87	+ 2.4%

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

Condominium Properties	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	0	4	--	7	13	+ 85.7%
Closed Sales	1	2	+ 100.0%	7	9	+ 28.6%
Median Sales Price*	\$257,500	\$395,000	+ 53.4%	\$360,000	\$355,000	- 1.4%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	0.4	--	--	--	--
Cumulative Days on Market Until Sale	27	46	+ 70.4%	21	49	+ 133.3%
Percent of Original List Price Received*	95.4%	97.7%	+ 2.4%	98.8%	99.0%	+ 0.2%
New Listings	0	2	--	6	14	+ 133.3%

\* 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

