

Local Market Update – July 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Westminster

Single-Family Properties

Key Metrics	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	9	16	+ 77.8%	52	61	+ 17.3%
Closed Sales	7	4	- 42.9%	48	46	- 4.2%
Median Sales Price*	\$565,000	\$505,000	- 10.6%	\$587,500	\$527,000	- 10.3%
Inventory of Homes for Sale	15	10	- 33.3%	--	--	--
Months Supply of Inventory	1.9	1.4	- 26.3%	--	--	--
Cumulative Days on Market Until Sale	47	14	- 70.2%	46	40	- 13.0%
Percent of Original List Price Received*	100.5%	99.6%	- 0.9%	101.2%	100.9%	- 0.3%
New Listings	9	11	+ 22.2%	65	67	+ 3.1%

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

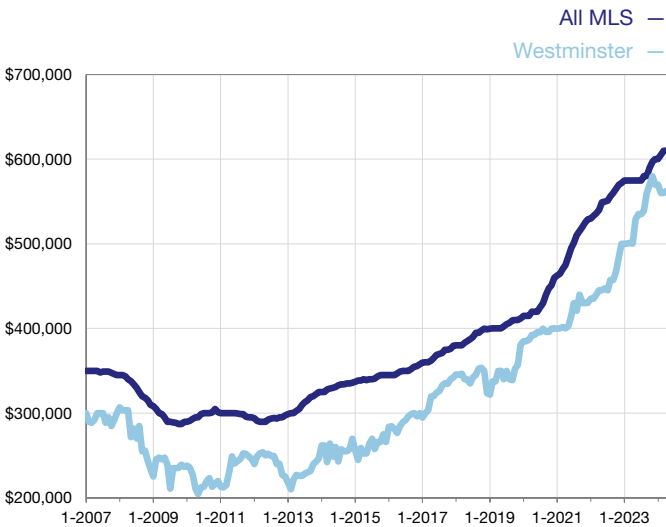
Condominium Properties

Key Metrics	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	0	0	--	2	3	+ 50.0%
Closed Sales	0	1	--	3	3	0.0%
Median Sales Price*	\$0	\$290,000	--	\$240,000	\$305,000	+ 27.1%
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--
Months Supply of Inventory	0.8	2.0	+ 150.0%	--	--	--
Cumulative Days on Market Until Sale	0	32	--	31	19	- 38.7%
Percent of Original List Price Received*	0.0%	103.6%	--	97.7%	101.8%	+ 4.2%
New Listings	1	0	- 100.0%	2	4	+ 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

