

Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Webster

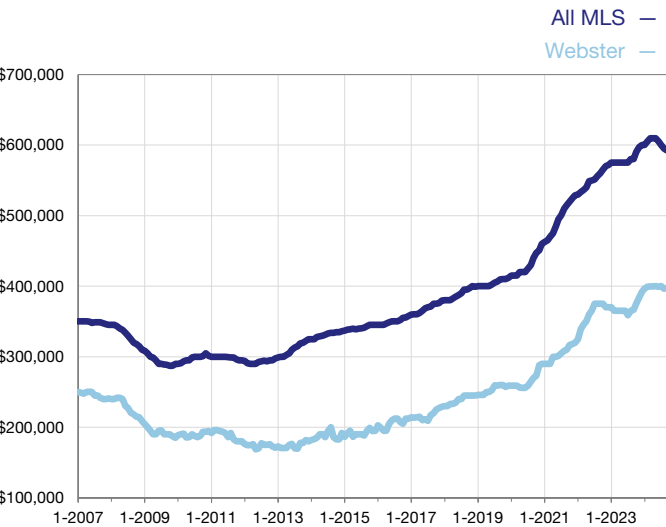
Single-Family Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	6	10	+ 66.7%	93	100	+ 7.5%
Closed Sales	10	12	+ 20.0%	95	96	+ 1.1%
Median Sales Price*	\$389,000	\$453,750	+ 16.6%	\$385,000	\$410,500	+ 6.6%
Inventory of Homes for Sale	18	21	+ 16.7%	--	--	--
Months Supply of Inventory	1.7	2.0	+ 17.6%	--	--	--
Cumulative Days on Market Until Sale	18	44	+ 144.4%	31	38	+ 22.6%
Percent of Original List Price Received*	104.9%	98.8%	- 5.8%	102.7%	100.6%	- 2.0%
New Listings	9	18	+ 100.0%	111	116	+ 4.5%

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

Condominium Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	0	2	--	7	16	+ 128.6%
Closed Sales	1	2	+ 100.0%	8	14	+ 75.0%
Median Sales Price*	\$610,000	\$372,500	- 38.9%	\$367,500	\$359,950	- 2.1%
Inventory of Homes for Sale	5	3	- 40.0%	--	--	--
Months Supply of Inventory	3.5	1.3	- 62.9%	--	--	--
Cumulative Days on Market Until Sale	25	14	- 44.0%	22	49	+ 122.7%
Percent of Original List Price Received*	103.4%	96.8%	- 6.4%	99.4%	97.7%	- 1.7%
New Listings	2	2	0.0%	11	20	+ 81.8%

* 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

