

Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Westminster

Single-Family Properties

Key Metrics	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	7	10	+ 42.9%	65	75	+ 15.4%
Closed Sales	6	5	- 16.7%	64	64	0.0%
Median Sales Price*	\$605,000	\$525,000	- 13.2%	\$579,950	\$524,950	- 9.5%
Inventory of Homes for Sale	15	12	- 20.0%	--	--	--
Months Supply of Inventory	2.4	1.7	- 29.2%	--	--	--
Cumulative Days on Market Until Sale	72	19	- 73.6%	46	36	- 21.7%
Percent of Original List Price Received*	88.4%	100.2%	+ 13.3%	100.0%	101.4%	+ 1.4%
New Listings	7	11	+ 57.1%	81	85	+ 4.9%

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

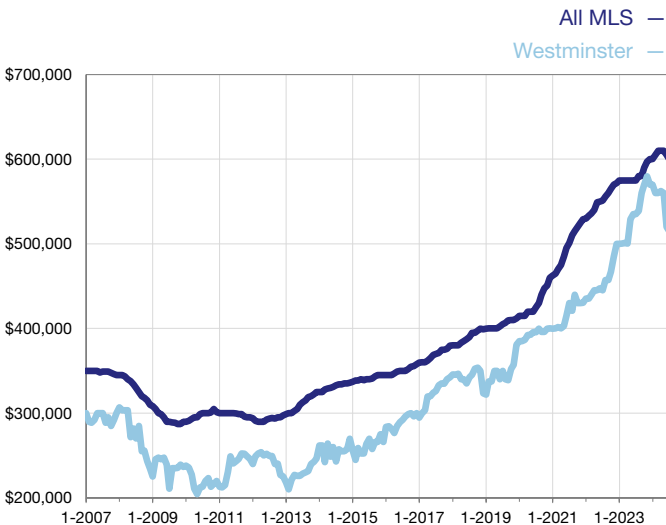
Condominium Properties

Key Metrics	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	0	1	--	3	4	+ 33.3%
Closed Sales	1	1	0.0%	4	4	0.0%
Median Sales Price*	\$220,000	\$275,000	+ 25.0%	\$230,000	\$297,500	+ 29.3%
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	30	77	+ 156.7%	31	34	+ 9.7%
Percent of Original List Price Received*	93.6%	100.0%	+ 6.8%	96.7%	101.3%	+ 4.8%
New Listings	1	1	0.0%	3	6	+ 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

