

Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Westminster

Single-Family Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	6	6	0.0%	71	79	+ 11.3%
Closed Sales	7	10	+ 42.9%	71	74	+ 4.2%
Median Sales Price*	\$526,500	\$531,250	+ 0.9%	\$574,900	\$525,000	- 8.7%
Inventory of Homes for Sale	16	18	+ 12.5%	--	--	--
Months Supply of Inventory	2.5	2.5	0.0%	--	--	--
Cumulative Days on Market Until Sale	41	33	- 19.5%	46	36	- 21.7%
Percent of Original List Price Received*	101.5%	99.3%	- 2.2%	100.2%	101.1%	+ 0.9%
New Listings	7	14	+ 100.0%	88	98	+ 11.4%

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

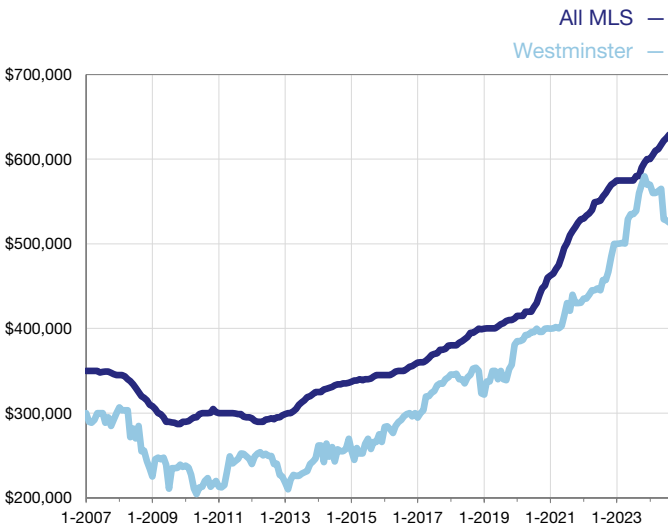
Condominium Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	0	1	--	3	5	+ 66.7%
Closed Sales	0	0	--	4	4	0.0%
Median Sales Price*	\$0	\$0	--	\$230,000	\$297,500	+ 29.3%
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--
Months Supply of Inventory	1.0	2.0	+ 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	31	34	+ 9.7%
Percent of Original List Price Received*	0.0%	0.0%	--	96.7%	101.3%	+ 4.8%
New Listings	0	1	--	3	7	+ 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

