

# Local Market Update – December 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Webster

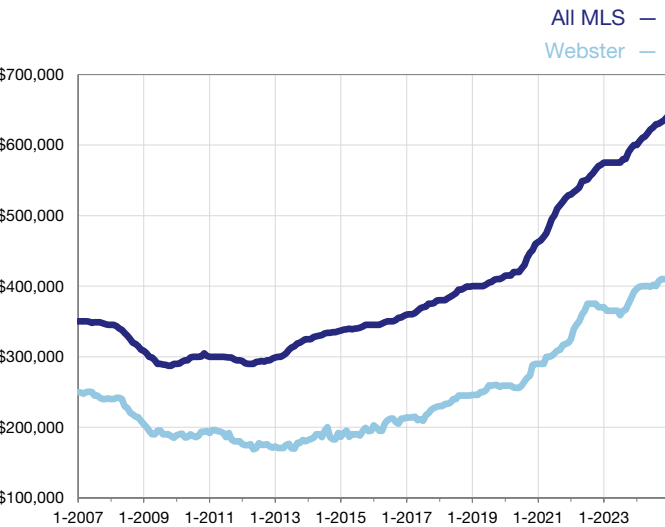
Single-Family Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	10	8	- 20.0%	118	125	+ 5.9%
Closed Sales	9	12	+ 33.3%	118	127	+ 7.6%
Median Sales Price*	\$410,000	\$390,000	- 4.9%	\$392,000	\$410,000	+ 4.6%
Inventory of Homes for Sale	19	11	- 42.1%	--	--	--
Months Supply of Inventory	1.9	1.1	- 42.1%	--	--	--
Cumulative Days on Market Until Sale	29	32	+ 10.3%	31	36	+ 16.1%
Percent of Original List Price Received*	103.6%	97.1%	- 6.3%	102.0%	100.5%	- 1.5%
New Listings	2	7	+ 250.0%	143	143	0.0%

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

Condominium Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	0	0	--	10	21	+ 110.0%
Closed Sales	1	4	+ 300.0%	11	21	+ 90.9%
Median Sales Price*	\$288,888	\$294,950	+ 2.1%	\$363,500	\$350,000	- 3.7%
Inventory of Homes for Sale	3	1	- 66.7%	--	--	--
Months Supply of Inventory	1.8	0.4	- 77.8%	--	--	--
Cumulative Days on Market Until Sale	9	60	+ 566.7%	20	47	+ 135.0%
Percent of Original List Price Received*	100.0%	92.6%	- 7.4%	100.3%	98.8%	- 1.5%
New Listings	0	0	--	13	23	+ 76.9%

\* 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

