

# Local Market Update – December 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Westminster

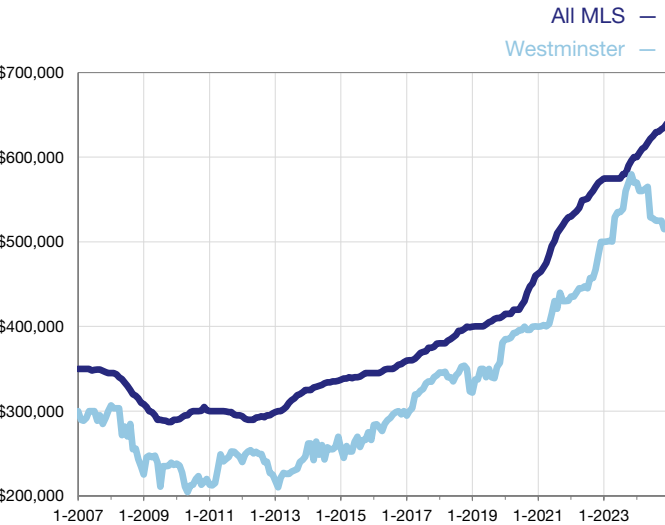
Single-Family Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	4	6	+ 50.0%	77	92	+ 19.5%
Closed Sales	3	11	+ 266.7%	78	90	+ 15.4%
Median Sales Price*	\$492,700	\$442,000	- 10.3%	\$569,950	\$514,950	- 9.6%
Inventory of Homes for Sale	17	17	0.0%	--	--	--
Months Supply of Inventory	2.6	2.2	- 15.4%	--	--	--
Cumulative Days on Market Until Sale	76	36	- 52.6%	47	35	- 25.5%
Percent of Original List Price Received*	100.3%	101.6%	+ 1.3%	100.4%	100.8%	+ 0.4%
New Listings	5	9	+ 80.0%	101	115	+ 13.9%

\* 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	1	--	4	7	+ 75.0%
Closed Sales	1	0	- 100.0%	5	5	0.0%
Median Sales Price*	\$264,999	\$0	- 100.0%	\$240,000	\$305,000	+ 27.1%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	1.0	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	28	0	- 100.0%	30	43	+ 43.3%
Percent of Original List Price Received*	100.0%	0.0%	- 100.0%	97.4%	98.6%	+ 1.2%
New Listings	1	0	- 100.0%	4	7	+ 75.0%

\* 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

