

Local Market Update – January 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Westminster

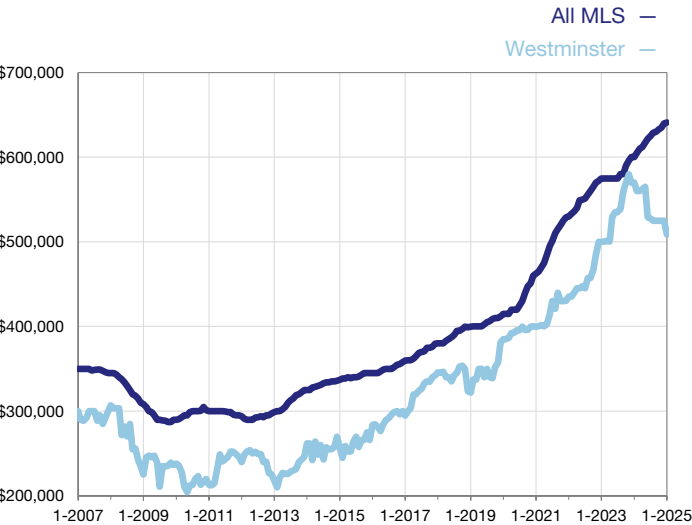
Single-Family Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	9	4	- 55.6%	9	4	- 55.6%
Closed Sales	5	5	0.0%	5	5	0.0%
Median Sales Price*	\$460,000	\$399,900	- 13.1%	\$460,000	\$399,900	- 13.1%
Inventory of Homes for Sale	14	16	+ 14.3%	--	--	--
Months Supply of Inventory	2.1	2.2	+ 4.8%	--	--	--
Cumulative Days on Market Until Sale	66	69	+ 4.5%	66	69	+ 4.5%
Percent of Original List Price Received*	98.8%	90.7%	- 8.2%	98.8%	90.7%	- 8.2%
New Listings	8	6	- 25.0%	8	6	- 25.0%

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

Condominium Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	1	0	- 100.0%	1	0	- 100.0%
Closed Sales	1	1	0.0%	1	1	0.0%
Median Sales Price*	\$370,000	\$423,000	+ 14.3%	\$370,000	\$423,000	+ 14.3%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	1.0	--	--	--	--
Cumulative Days on Market Until Sale	5	26	+ 420.0%	5	26	+ 420.0%
Percent of Original List Price Received*	100.0%	98.4%	- 1.6%	100.0%	98.4%	- 1.6%
New Listings	0	0	--	0	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

