

Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Webster

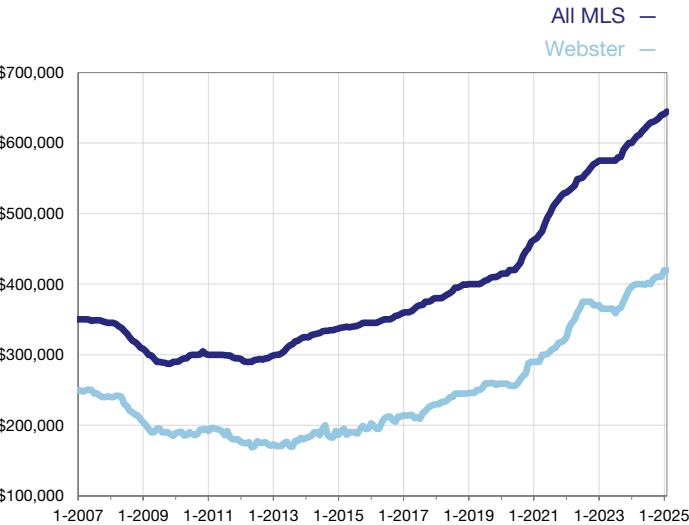
Single-Family Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	7	12	+ 71.4%	13	19	+ 46.2%
Closed Sales	5	4	- 20.0%	18	11	- 38.9%
Median Sales Price*	\$395,000	\$410,000	+ 3.8%	\$391,500	\$400,000	+ 2.2%
Inventory of Homes for Sale	21	7	- 66.7%	--	--	--
Months Supply of Inventory	2.2	0.7	- 68.2%	--	--	--
Cumulative Days on Market Until Sale	44	38	- 13.6%	37	34	- 8.1%
Percent of Original List Price Received*	102.0%	99.2%	- 2.7%	99.9%	97.4%	- 2.5%
New Listings	12	6	- 50.0%	18	16	- 11.1%

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

Condominium Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	4	0	- 100.0%	4	1	- 75.0%
Closed Sales	0	1	--	0	1	--
Median Sales Price*	\$0	\$620,000	--	\$0	\$620,000	--
Inventory of Homes for Sale	2	3	+ 50.0%	--	--	--
Months Supply of Inventory	0.8	1.5	+ 87.5%	--	--	--
Cumulative Days on Market Until Sale	0	64	--	0	64	--
Percent of Original List Price Received*	0.0%	95.4%	--	0.0%	95.4%	--
New Listings	3	3	0.0%	4	3	- 25.0%

* 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

