

Webster

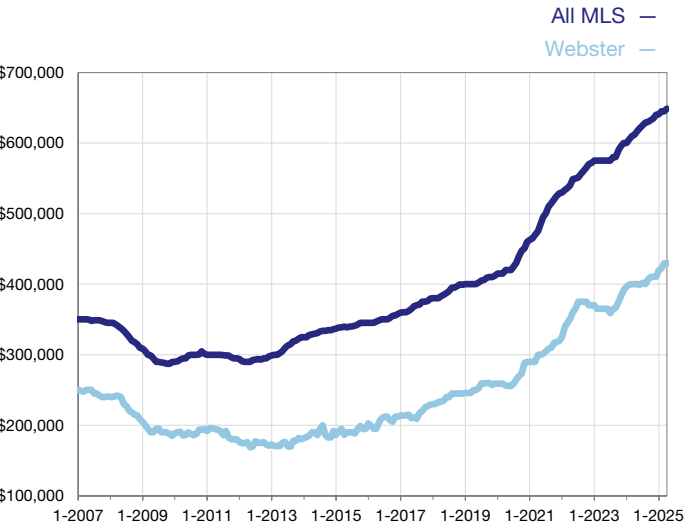
Single-Family Properties	April			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	7	12	+ 71.4%	33	40	+ 21.2%
Closed Sales	7	6	- 14.3%	36	26	- 27.8%
Median Sales Price*	\$389,000	\$407,500	+ 4.8%	\$397,500	\$425,000	+ 6.9%
Inventory of Homes for Sale	18	11	- 38.9%	--	--	--
Months Supply of Inventory	1.9	1.0	- 47.4%	--	--	--
Cumulative Days on Market Until Sale	55	41	- 25.5%	46	45	- 2.2%
Percent of Original List Price Received*	99.5%	99.0%	- 0.5%	98.9%	98.0%	- 0.9%
New Listings	17	13	- 23.5%	40	42	+ 5.0%

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

Condominium Properties	April			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	3	0	- 100.0%	8	2	- 75.0%
Closed Sales	1	0	- 100.0%	5	2	- 60.0%
Median Sales Price*	\$325,000	\$0	- 100.0%	\$355,000	\$527,500	+ 48.6%
Inventory of Homes for Sale	2	9	+ 350.0%	--	--	--
Months Supply of Inventory	0.8	4.8	+ 500.0%	--	--	--
Cumulative Days on Market Until Sale	5	0	- 100.0%	35	38	+ 8.6%
Percent of Original List Price Received*	108.4%	0.0%	- 100.0%	100.7%	98.3%	- 2.4%
New Listings	1	5	+ 400.0%	8	10	+ 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

