

# Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Webster

### Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	7	8	+ 14.3%	122	133	+ 9.0%
Closed Sales	13	5	- 61.5%	128	128	0.0%
Median Sales Price*	\$405,000	<b>\$433,750</b>	+ 7.1%	\$410,500	<b>\$429,000</b>	+ 4.5%
Inventory of Homes for Sale	16	17	+ 6.3%	--	--	--
Months Supply of Inventory	1.6	1.5	- 6.3%	--	--	--
Cumulative Days on Market Until Sale	31	18	- 41.9%	36	33	- 8.3%
Percent of Original List Price Received*	97.4%	100.6%	+ 3.3%	100.5%	100.4%	- 0.1%
New Listings	7	6	- 14.3%	143	155	+ 8.4%

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

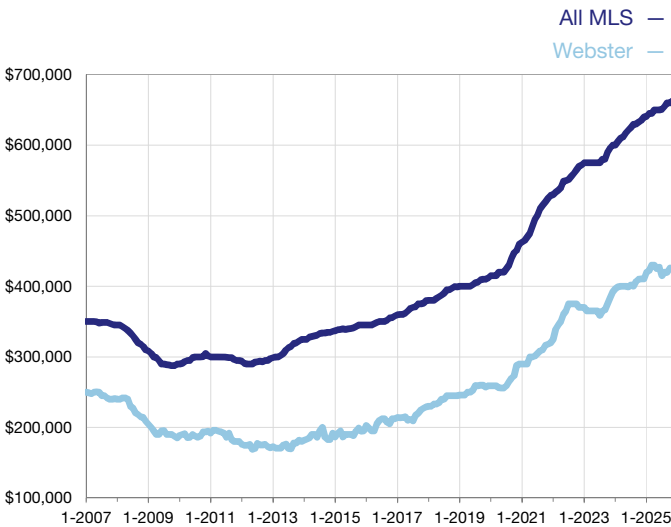
### Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	0	1	--	21	18	- 14.3%
Closed Sales	4	1	- 75.0%	21	17	- 19.0%
Median Sales Price*	\$294,950	<b>\$570,000</b>	+ 93.3%	\$350,000	<b>\$450,000</b>	+ 28.6%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	0.9	0.6	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	60	12	- 80.0%	47	31	- 34.0%
Percent of Original List Price Received*	92.6%	98.3%	+ 6.2%	98.8%	98.9%	+ 0.1%
New Listings	0	1	--	23	25	+ 8.7%

\* 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

