

Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Webster

Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	10	6	- 40.0%	17	14	- 17.6%
Closed Sales	5	7	+ 40.0%	12	14	+ 16.7%
Median Sales Price*	\$420,000	\$439,900	+ 4.7%	\$410,000	\$430,450	+ 5.0%
Inventory of Homes for Sale	11	8	- 27.3%	--	--	--
Months Supply of Inventory	1.0	0.8	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	34	65	+ 91.2%	33	62	+ 87.9%
Percent of Original List Price Received*	99.4%	92.0%	- 7.4%	97.7%	92.2%	- 5.6%
New Listings	6	7	+ 16.7%	15	9	- 40.0%

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

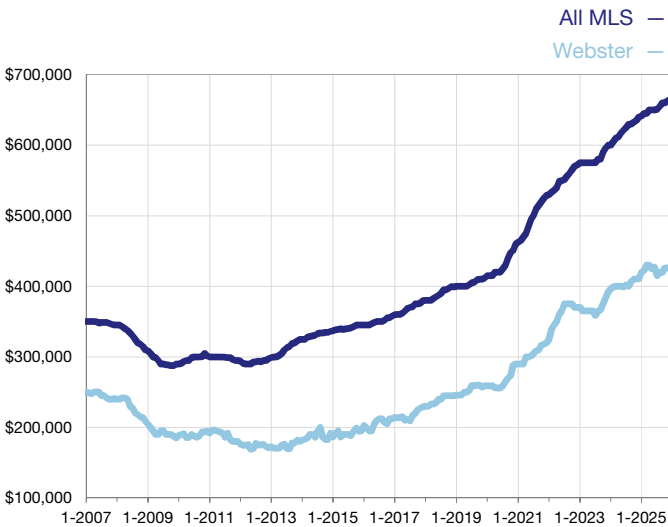
Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	1	0	- 100.0%	2	2	0.0%
Closed Sales	1	2	+ 100.0%	1	3	+ 200.0%
Median Sales Price*	\$620,000	\$323,000	- 47.9%	\$620,000	\$234,900	- 62.1%
Inventory of Homes for Sale	3	0	- 100.0%	--	--	--
Months Supply of Inventory	1.6	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	64	19	- 70.3%	64	50	- 21.9%
Percent of Original List Price Received*	95.4%	102.0%	+ 6.9%	95.4%	102.1%	+ 7.0%
New Listings	3	0	- 100.0%	4	1	- 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

