

Local Market Update – March 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Webster

Single-Family Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	10	6	- 40.0%	27	19	- 29.6%
Closed Sales	8	5	- 37.5%	20	19	- 5.0%
Median Sales Price*	\$453,500	\$435,000	- 4.1%	\$435,000	\$435,000	0.0%
Inventory of Homes for Sale	14	11	- 21.4%	--	--	--
Months Supply of Inventory	1.4	1.1	- 21.4%	--	--	--
Cumulative Days on Market Until Sale	65	43	- 33.8%	46	57	+ 23.9%
Percent of Original List Price Received*	97.7%	100.0%	+ 2.4%	97.7%	94.3%	- 3.5%
New Listings	14	8	- 42.9%	29	17	- 41.4%

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

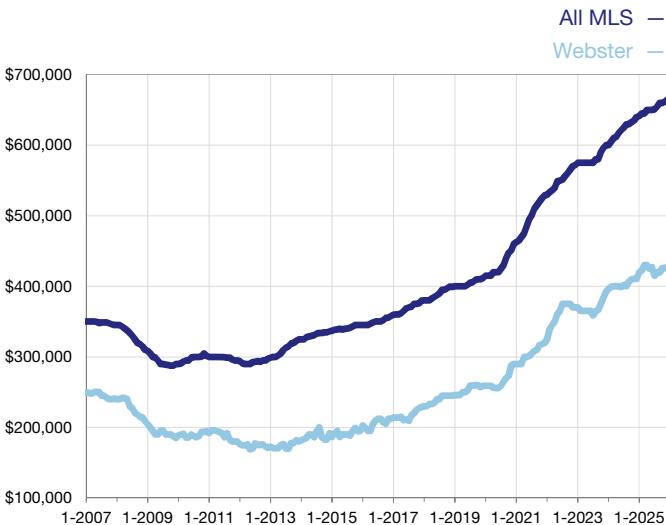
Condominium Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	0	0	--	2	2	0.0%
Closed Sales	1	0	- 100.0%	2	3	+ 50.0%
Median Sales Price*	\$435,000	\$0	- 100.0%	\$527,500	\$234,900	- 55.5%
Inventory of Homes for Sale	4	1	- 75.0%	--	--	--
Months Supply of Inventory	2.0	0.5	- 75.0%	--	--	--
Cumulative Days on Market Until Sale	11	0	- 100.0%	38	50	+ 31.6%
Percent of Original List Price Received*	101.2%	0.0%	- 100.0%	98.3%	102.1%	+ 3.9%
New Listings	1	1	0.0%	5	2	- 60.0%

* 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

