

Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Webster

Single-Family Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	10	10	0.0%	37	27	- 27.0%
Closed Sales	7	6	- 14.3%	27	25	- 7.4%
Median Sales Price*	\$390,000	\$684,950	+ 75.6%	\$425,000	\$450,000	+ 5.9%
Inventory of Homes for Sale	15	18	+ 20.0%	--	--	--
Months Supply of Inventory	1.4	1.8	+ 28.6%	--	--	--
Cumulative Days on Market Until Sale	38	87	+ 128.9%	44	64	+ 45.5%
Percent of Original List Price Received*	106.5%	92.5%	- 13.1%	100.0%	93.8%	- 6.2%
New Listings	13	20	+ 53.8%	42	37	- 11.9%

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

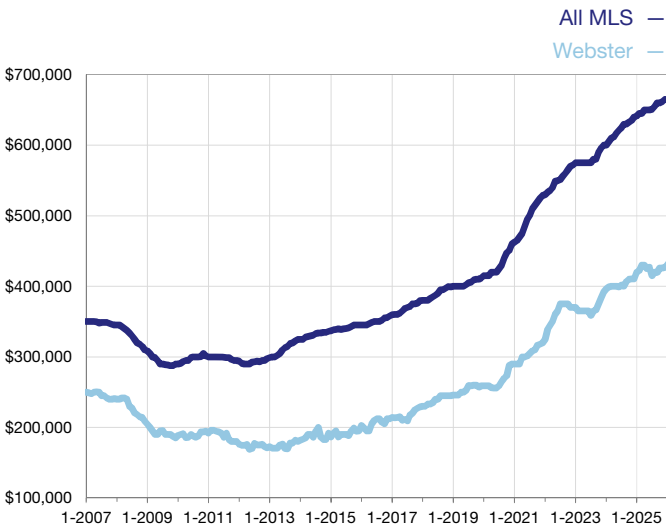
Condominium Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	0	1	--	2	3	+ 50.0%
Closed Sales	0	0	--	2	3	+ 50.0%
Median Sales Price*	\$0	\$0	--	\$527,500	\$234,900	- 55.5%
Inventory of Homes for Sale	9	5	- 44.4%	--	--	--
Months Supply of Inventory	4.8	2.6	- 45.8%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	38	50	+ 31.6%
Percent of Original List Price Received*	0.0%	0.0%	--	98.3%	102.1%	+ 3.9%
New Listings	5	5	0.0%	10	7	- 30.0%

* 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

