

Webster

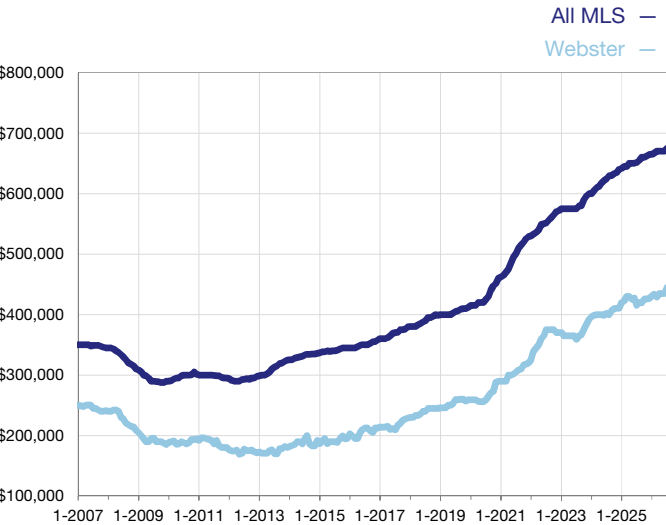
Single-Family Properties	July			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	15	5	- 66.7%	74	53	- 28.4%
Closed Sales	11	15	+ 36.4%	64	55	- 14.1%
Median Sales Price*	\$405,000	\$450,000	+ 11.1%	\$411,000	\$435,000	+ 5.8%
Inventory of Homes for Sale	30	24	- 20.0%	--	--	--
Months Supply of Inventory	2.9	2.6	- 10.3%	--	--	--
Cumulative Days on Market Until Sale	33	39	+ 18.2%	38	48	+ 26.3%
Percent of Original List Price Received*	100.8%	95.7%	- 5.1%	100.6%	96.9%	- 3.7%
New Listings	22	9	- 59.1%	95	76	- 20.0%

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

Condominium Properties	July			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	2	3	+ 50.0%	10	12	+ 20.0%
Closed Sales	4	5	+ 25.0%	8	11	+ 37.5%
Median Sales Price*	\$483,950	\$320,000	- 33.9%	\$442,500	\$310,000	- 29.9%
Inventory of Homes for Sale	5	5	0.0%	--	--	--
Months Supply of Inventory	2.5	2.5	0.0%	--	--	--
Cumulative Days on Market Until Sale	44	20	- 54.5%	37	29	- 21.6%
Percent of Original List Price Received*	98.6%	101.9%	+ 3.3%	98.1%	102.0%	+ 4.0%
New Listings	4	1	- 75.0%	16	18	+ 12.5%

* 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

