

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Westminster

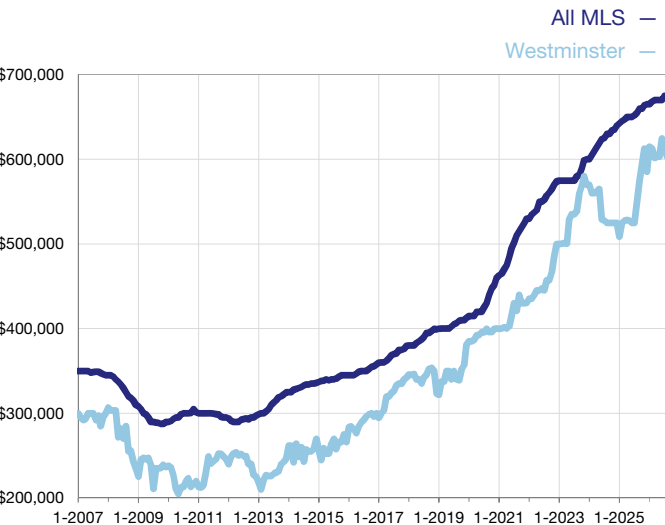
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	10	12	+ 20.0%	57	66	+ 15.8%
Closed Sales	7	15	+ 114.3%	48	63	+ 31.3%
Median Sales Price*	\$637,500	\$602,500	- 5.5%	\$597,450	\$630,000	+ 5.4%
Inventory of Homes for Sale	30	25	- 16.7%	--	--	--
Months Supply of Inventory	4.3	2.9	- 32.6%	--	--	--
Cumulative Days on Market Until Sale	33	38	+ 15.2%	43	62	+ 44.2%
Percent of Original List Price Received*	97.0%	98.4%	+ 1.4%	98.3%	100.0%	+ 1.7%
New Listings	10	12	+ 20.0%	96	99	+ 3.1%

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

Condominium Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	0	1	--	1	6	+ 500.0%
Closed Sales	0	1	--	2	5	+ 150.0%
Median Sales Price*	\$0	\$435,000	--	\$341,500	\$431,000	+ 26.2%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	0.7	--	--	--	--
Cumulative Days on Market Until Sale	0	18	--	34	18	- 47.1%
Percent of Original List Price Received*	0.0%	98.9%	--	99.2%	99.6%	+ 0.4%
New Listings	0	1	--	0	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

