

Local Market Update – September 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Webster

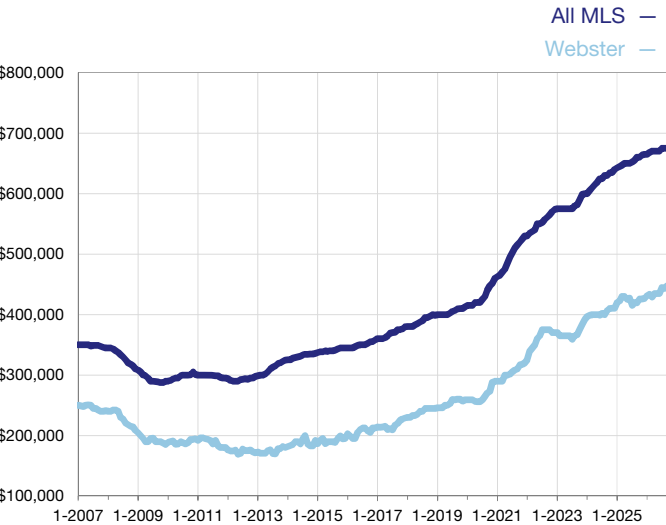
Single-Family Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	14	21	+ 50.0%	105	81	- 22.9%
Closed Sales	10	6	- 40.0%	95	64	- 32.6%
Median Sales Price*	\$420,000	\$409,500	- 2.5%	\$419,000	\$428,000	+ 2.1%
Inventory of Homes for Sale	31	20	- 35.5%	--	--	--
Months Supply of Inventory	2.8	2.2	- 21.4%	--	--	--
Cumulative Days on Market Until Sale	38	17	- 55.3%	35	44	+ 25.7%
Percent of Original List Price Received*	101.7%	100.1%	- 1.6%	100.7%	97.4%	- 3.3%
New Listings	18	10	- 44.4%	129	108	- 16.3%

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

Condominium Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	3	3	0.0%	14	16	+ 14.3%
Closed Sales	3	2	- 33.3%	13	14	+ 7.7%
Median Sales Price*	\$510,000	\$232,000	- 54.5%	\$435,000	\$307,500	- 29.3%
Inventory of Homes for Sale	7	7	0.0%	--	--	--
Months Supply of Inventory	3.3	3.5	+ 6.1%	--	--	--
Cumulative Days on Market Until Sale	38	28	- 26.3%	33	29	- 12.1%
Percent of Original List Price Received*	104.7%	103.1%	- 1.5%	99.2%	101.9%	+ 2.7%
New Listings	3	4	+ 33.3%	22	23	+ 4.5%

* 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

