

Local Market Update – October 2018

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Worcester

Single-Family Properties

Key Metrics	October			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	104	123	+ 18.3%	1,135	1,152	+ 1.5%
Closed Sales	124	100	- 19.4%	1,072	1,059	- 1.2%
Median Sales Price*	\$233,250	\$250,500	+ 7.4%	\$229,900	\$245,000	+ 6.6%
Inventory of Homes for Sale	321	228	- 29.0%	--	--	--
Months Supply of Inventory	3.0	2.1	- 30.0%	--	--	--
Cumulative Days on Market Until Sale	47	45	- 4.3%	51	47	- 7.8%
Percent of Original List Price Received*	98.8%	98.4%	- 0.4%	98.5%	99.2%	+ 0.7%
New Listings	135	128	- 5.2%	1,492	1,450	- 2.8%

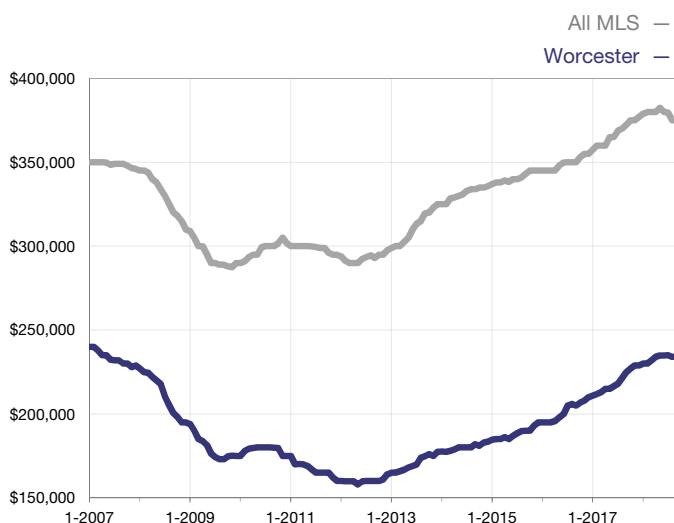
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

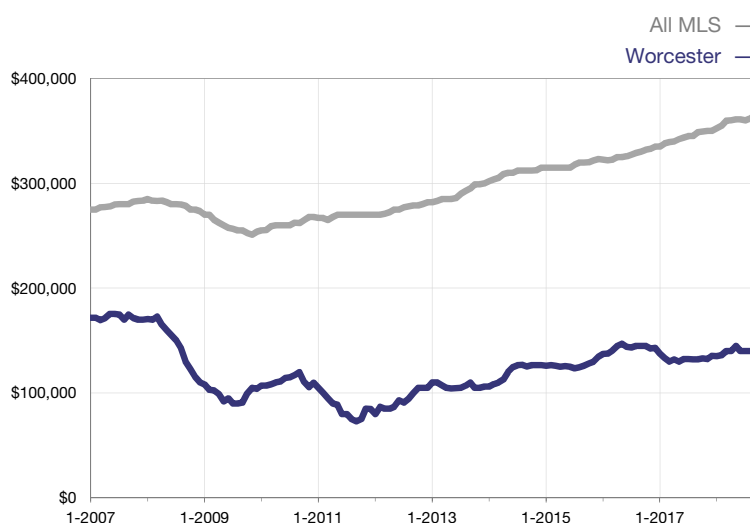
Key Metrics	October			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	19	34	+ 78.9%	271	280	+ 3.3%
Closed Sales	30	27	- 10.0%	267	260	- 2.6%
Median Sales Price*	\$159,525	\$159,000	- 0.3%	\$135,000	\$147,750	+ 9.4%
Inventory of Homes for Sale	67	75	+ 11.9%	--	--	--
Months Supply of Inventory	2.6	2.9	+ 11.5%	--	--	--
Cumulative Days on Market Until Sale	60	38	- 36.7%	59	42	- 28.8%
Percent of Original List Price Received*	101.7%	97.4%	- 4.2%	96.6%	98.0%	+ 1.4%
New Listings	23	37	+ 60.9%	330	371	+ 12.4%

* 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



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