

Local Market Update – October 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Worcester

Single-Family Properties

Key Metrics	October			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	112	121	+ 8.0%	1,029	1,077	+ 4.7%
Closed Sales	147	104	- 29.3%	932	1,004	+ 7.7%
Median Sales Price*	\$314,500	\$350,000	+ 11.3%	\$290,000	\$346,557	+ 19.5%
Inventory of Homes for Sale	113	96	- 15.0%	--	--	--
Months Supply of Inventory	1.2	0.9	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	24	26	+ 8.3%	36	23	- 36.1%
Percent of Original List Price Received*	102.5%	101.8%	- 0.7%	100.5%	104.5%	+ 4.0%
New Listings	135	122	- 9.6%	1,181	1,255	+ 6.3%

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

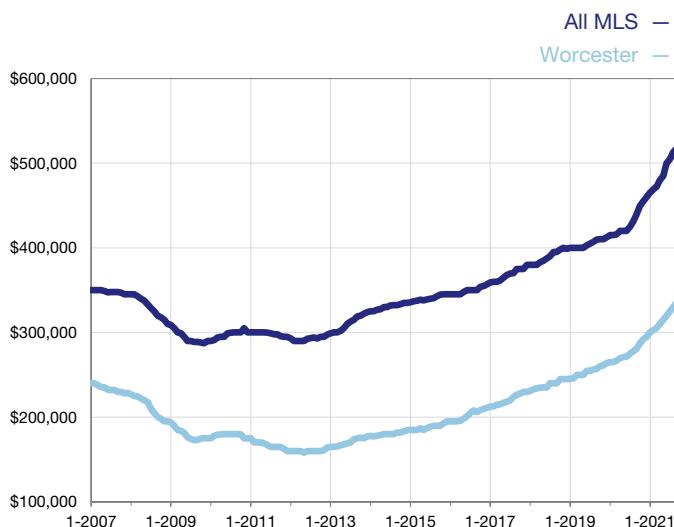
Condominium Properties

Key Metrics	October			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	27	34	+ 25.9%	276	302	+ 9.4%
Closed Sales	30	28	- 6.7%	260	291	+ 11.9%
Median Sales Price*	\$190,000	\$240,250	+ 26.4%	\$191,550	\$201,000	+ 4.9%
Inventory of Homes for Sale	26	16	- 38.5%	--	--	--
Months Supply of Inventory	1.0	0.6	- 40.0%	--	--	--
Cumulative Days on Market Until Sale	23	22	- 4.3%	43	26	- 39.5%
Percent of Original List Price Received*	100.4%	102.6%	+ 2.2%	98.8%	102.5%	+ 3.7%
New Listings	33	30	- 9.1%	303	318	+ 5.0%

* 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

