

Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Worcester

Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	87	66	- 24.1%	1,258	1,062	- 15.6%
Closed Sales	122	79	- 35.2%	1,249	1,081	- 13.5%
Median Sales Price*	\$346,000	\$375,000	+ 8.4%	\$347,500	\$380,000	+ 9.4%
Inventory of Homes for Sale	95	62	- 34.7%	--	--	--
Months Supply of Inventory	0.9	0.7	- 22.2%	--	--	--
Cumulative Days on Market Until Sale	26	33	+ 26.9%	24	26	+ 8.3%
Percent of Original List Price Received*	102.9%	99.0%	- 3.8%	104.2%	103.9%	- 0.3%
New Listings	71	43	- 39.4%	1,432	1,217	- 15.0%

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

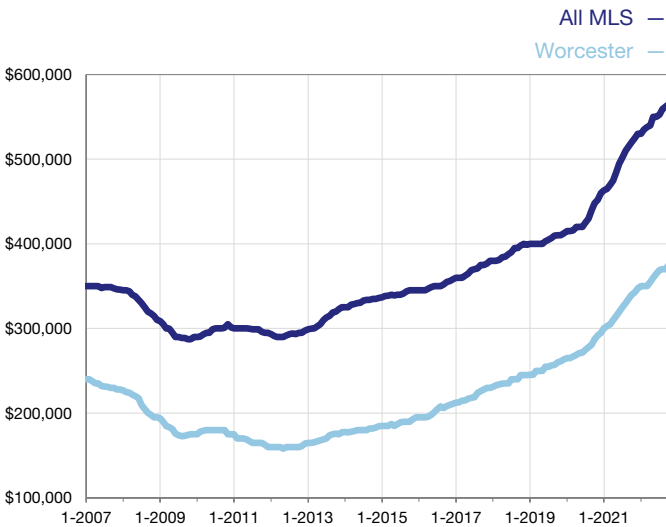
Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	17	17	0.0%	336	270	- 19.6%
Closed Sales	37	13	- 64.9%	346	272	- 21.4%
Median Sales Price*	\$225,000	\$230,000	+ 2.2%	\$203,750	\$229,950	+ 12.9%
Inventory of Homes for Sale	17	18	+ 5.9%	--	--	--
Months Supply of Inventory	0.6	0.8	+ 33.3%	--	--	--
Cumulative Days on Market Until Sale	26	39	+ 50.0%	26	23	- 11.5%
Percent of Original List Price Received*	102.3%	98.0%	- 4.2%	102.5%	104.2%	+ 1.7%
New Listings	14	9	- 35.7%	348	311	- 10.6%

* 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

