

Local Market Update – January 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Worcester

Single-Family Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	72	56	- 22.2%	72	56	- 22.2%
Closed Sales	82	65	- 20.7%	82	65	- 20.7%
Median Sales Price*	\$360,000	\$365,000	+ 1.4%	\$360,000	\$365,000	+ 1.4%
Inventory of Homes for Sale	75	39	- 48.0%	--	--	--
Months Supply of Inventory	0.7	0.5	- 28.6%	--	--	--
Cumulative Days on Market Until Sale	30	41	+ 36.7%	30	41	+ 36.7%
Percent of Original List Price Received*	103.8%	98.1%	- 5.5%	103.8%	98.1%	- 5.5%
New Listings	64	39	- 39.1%	64	39	- 39.1%

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

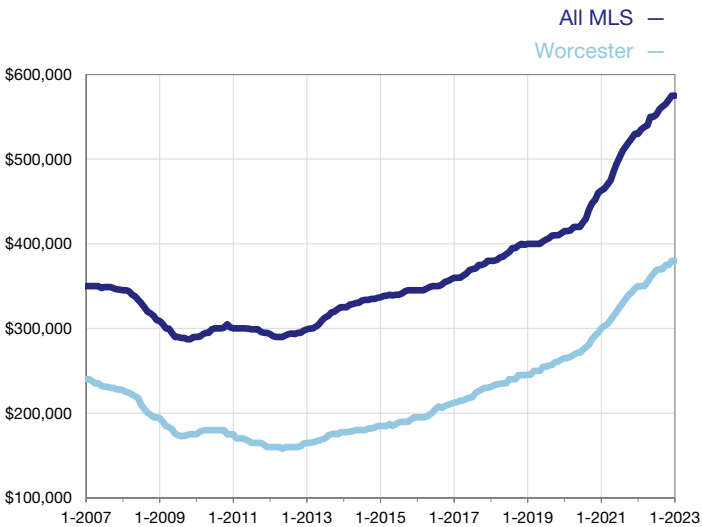
Condominium Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	17	24	+ 41.2%	17	24	+ 41.2%
Closed Sales	21	13	- 38.1%	21	13	- 38.1%
Median Sales Price*	\$195,000	\$285,000	+ 46.2%	\$195,000	\$285,000	+ 46.2%
Inventory of Homes for Sale	20	11	- 45.0%	--	--	--
Months Supply of Inventory	0.7	0.5	- 28.6%	--	--	--
Cumulative Days on Market Until Sale	20	25	+ 25.0%	20	25	+ 25.0%
Percent of Original List Price Received*	101.6%	102.4%	+ 0.8%	101.6%	102.4%	+ 0.8%
New Listings	20	21	+ 5.0%	20	21	+ 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

