

Local Market Update – August 2018

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Worcester

Single-Family Properties

Key Metrics	August			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	112	132	+ 17.9%	906	936	+ 3.3%
Closed Sales	149	134	- 10.1%	832	834	+ 0.2%
Median Sales Price*	\$240,500	\$255,993	+ 6.4%	\$228,000	\$242,500	+ 6.4%
Inventory of Homes for Sale	308	221	- 28.2%	--	--	--
Months Supply of Inventory	2.9	2.0	- 31.0%	--	--	--
Cumulative Days on Market Until Sale	46	42	- 8.7%	53	47	- 11.3%
Percent of Original List Price Received*	98.8%	99.6%	+ 0.8%	98.2%	99.4%	+ 1.2%
New Listings	183	145	- 20.8%	1,177	1,155	- 1.9%

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

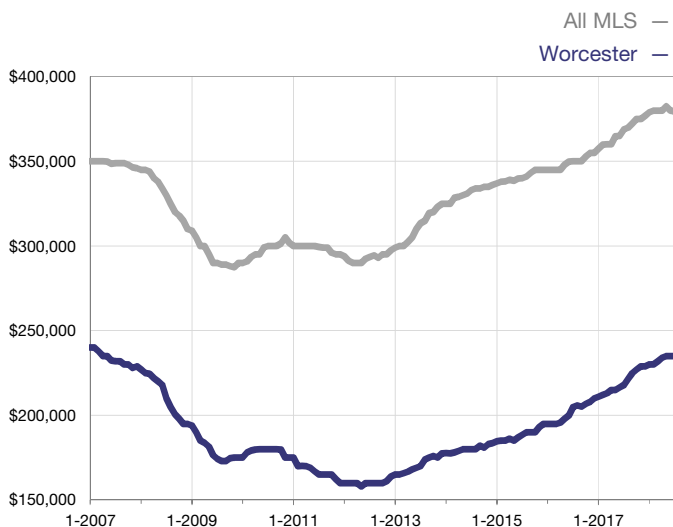
Condominium Properties

Key Metrics	August			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	31	34	+ 9.7%	216	228	+ 5.6%
Closed Sales	29	31	+ 6.9%	215	209	- 2.8%
Median Sales Price*	\$147,500	\$140,000	- 5.1%	\$129,950	\$147,000	+ 13.1%
Inventory of Homes for Sale	81	68	- 16.0%	--	--	--
Months Supply of Inventory	3.2	2.6	- 18.8%	--	--	--
Cumulative Days on Market Until Sale	56	30	- 46.4%	60	43	- 28.3%
Percent of Original List Price Received*	97.2%	100.0%	+ 2.9%	95.8%	98.0%	+ 2.3%
New Listings	39	31	- 20.5%	274	293	+ 6.9%

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

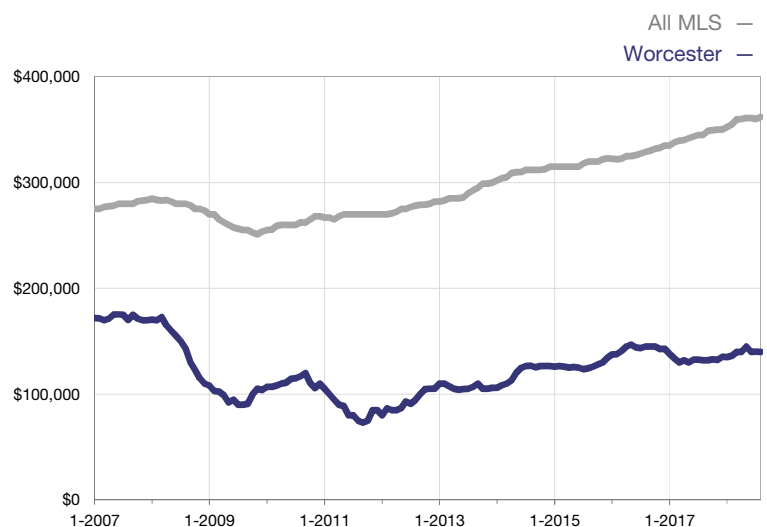
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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