

# Local Market Update – July 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Worcester

### Single-Family Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	116	122	+ 5.2%	775	758	- 2.2%
Closed Sales	138	104	- 24.6%	689	649	- 5.8%
Median Sales Price*	\$251,500	\$277,450	+ 10.3%	\$241,500	\$260,000	+ 7.7%
Inventory of Homes for Sale	293	115	- 60.8%	--	--	--
Months Supply of Inventory	2.7	1.1	- 59.3%	--	--	--
Cumulative Days on Market Until Sale	40	31	- 22.5%	49	50	+ 2.0%
Percent of Original List Price Received*	99.0%	100.1%	+ 1.1%	98.6%	99.5%	+ 0.9%
New Listings	139	113	- 18.7%	998	832	- 16.6%

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

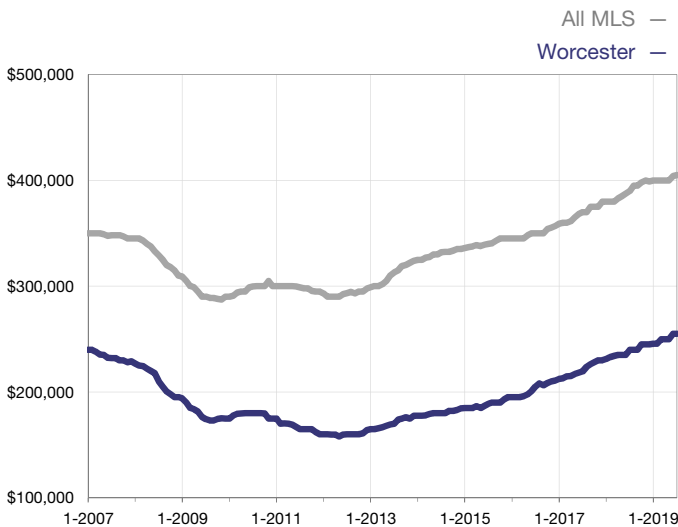
### Condominium Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	30	30	0.0%	192	178	- 7.3%
Closed Sales	33	27	- 18.2%	177	150	- 15.3%
Median Sales Price*	\$145,000	\$198,000	+ 36.6%	\$147,500	\$173,242	+ 17.5%
Inventory of Homes for Sale	81	42	- 48.1%	--	--	--
Months Supply of Inventory	3.1	1.8	- 41.9%	--	--	--
Cumulative Days on Market Until Sale	44	37	- 15.9%	45	47	+ 4.4%
Percent of Original List Price Received*	98.0%	99.1%	+ 1.1%	97.6%	98.3%	+ 0.7%
New Listings	41	35	- 14.6%	260	200	- 23.1%

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

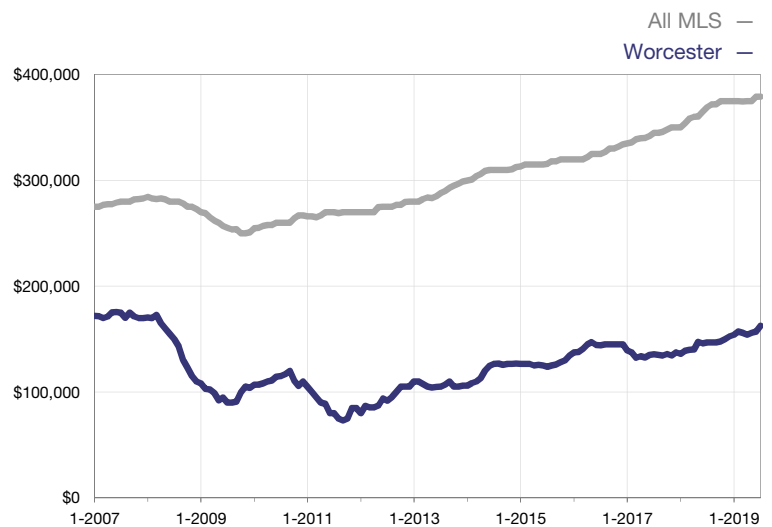
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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