

Local Market Update – October 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Worcester

Single-Family Properties

Key Metrics	October			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	112	116	+ 3.6%	1,106	1,070	- 3.3%
Closed Sales	99	123	+ 24.2%	1,043	1,006	- 3.5%
Median Sales Price*	\$251,000	\$268,500	+ 7.0%	\$245,000	\$261,000	+ 6.5%
Inventory of Homes for Sale	282	151	- 46.5%	--	--	--
Months Supply of Inventory	2.7	1.5	- 44.4%	--	--	--
Cumulative Days on Market Until Sale	45	32	- 28.9%	47	44	- 6.4%
Percent of Original List Price Received*	97.4%	100.8%	+ 3.5%	98.4%	99.7%	+ 1.3%
New Listings	124	130	+ 4.8%	1,427	1,246	- 12.7%

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

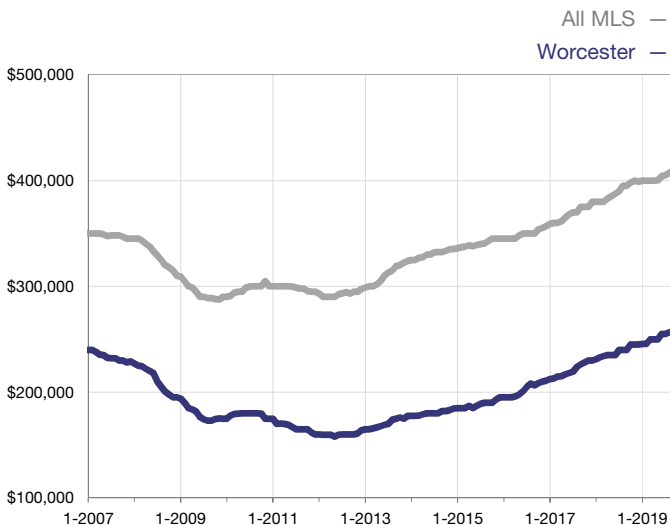
Condominium Properties

Key Metrics	October			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	31	30	- 3.2%	275	267	- 2.9%
Closed Sales	27	34	+ 25.9%	257	251	- 2.3%
Median Sales Price*	\$159,000	\$182,200	+ 14.6%	\$148,000	\$174,000	+ 17.6%
Inventory of Homes for Sale	85	34	- 60.0%	--	--	--
Months Supply of Inventory	3.3	1.3	- 60.6%	--	--	--
Cumulative Days on Market Until Sale	38	57	+ 50.0%	42	48	+ 14.3%
Percent of Original List Price Received*	97.4%	98.6%	+ 1.2%	97.5%	98.6%	+ 1.1%
New Listings	35	35	0.0%	368	298	- 19.0%

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

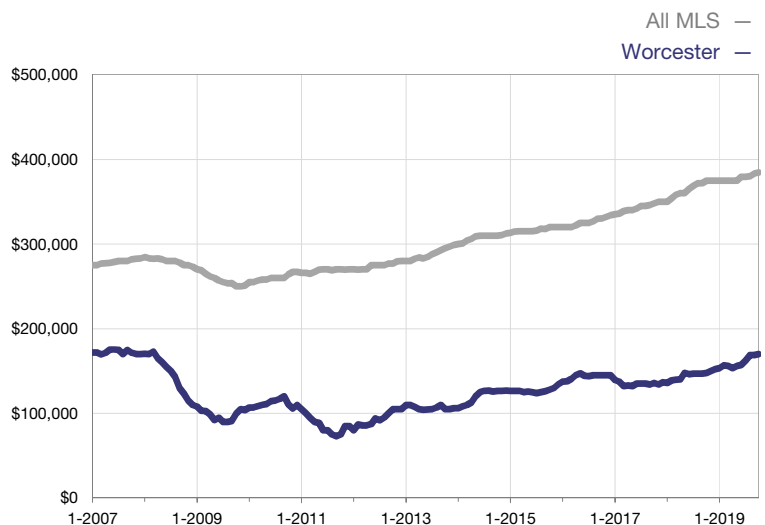
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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