

Local Market Update – March 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Worcester

Single-Family Properties

Key Metrics	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	92	117	+ 27.2%	239	247	+ 3.3%
Closed Sales	74	66	- 10.8%	212	191	- 9.9%
Median Sales Price*	\$274,000	\$320,000	+ 16.8%	\$265,000	\$318,500	+ 20.2%
Inventory of Homes for Sale	106	43	- 59.4%	--	--	--
Months Supply of Inventory	1.1	0.4	- 63.6%	--	--	--
Cumulative Days on Market Until Sale	39	25	- 35.9%	48	31	- 35.4%
Percent of Original List Price Received*	98.4%	104.2%	+ 5.9%	98.1%	102.0%	+ 4.0%
New Listings	111	122	+ 9.9%	269	262	- 2.6%

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

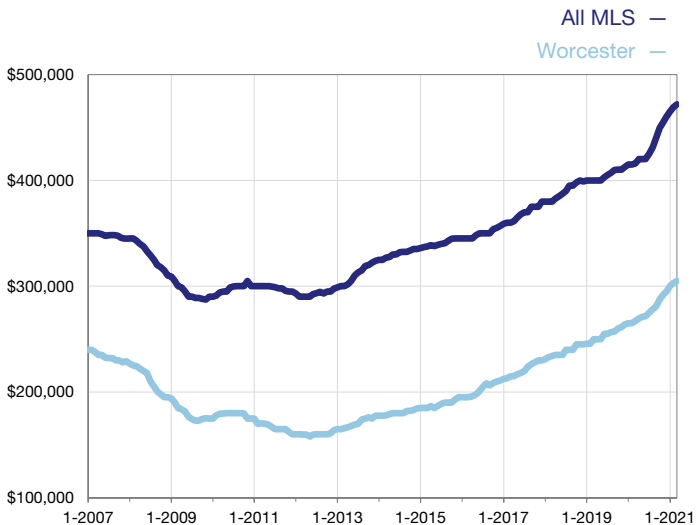
Condominium Properties

Key Metrics	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	19	35	+ 84.2%	73	90	+ 23.3%
Closed Sales	23	24	+ 4.3%	71	78	+ 9.9%
Median Sales Price*	\$180,000	\$177,450	- 1.4%	\$181,000	\$173,000	- 4.4%
Inventory of Homes for Sale	37	10	- 73.0%	--	--	--
Months Supply of Inventory	1.5	0.4	- 73.3%	--	--	--
Cumulative Days on Market Until Sale	65	20	- 69.2%	55	41	- 25.5%
Percent of Original List Price Received*	100.0%	102.1%	+ 2.1%	98.4%	100.3%	+ 1.9%
New Listings	29	31	+ 6.9%	80	85	+ 6.3%

* 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

