

Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Worcester

Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	69	143	+ 107.2%	308	384	+ 24.7%
Closed Sales	85	101	+ 18.8%	297	292	- 1.7%
Median Sales Price*	\$285,000	\$340,000	+ 19.3%	\$271,000	\$325,000	+ 19.9%
Inventory of Homes for Sale	110	69	- 37.3%	--	--	--
Months Supply of Inventory	1.1	0.7	- 36.4%	--	--	--
Cumulative Days on Market Until Sale	41	18	- 56.1%	46	26	- 43.5%
Percent of Original List Price Received*	101.4%	106.4%	+ 4.9%	99.0%	103.5%	+ 4.5%
New Listings	91	172	+ 89.0%	360	435	+ 20.8%

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

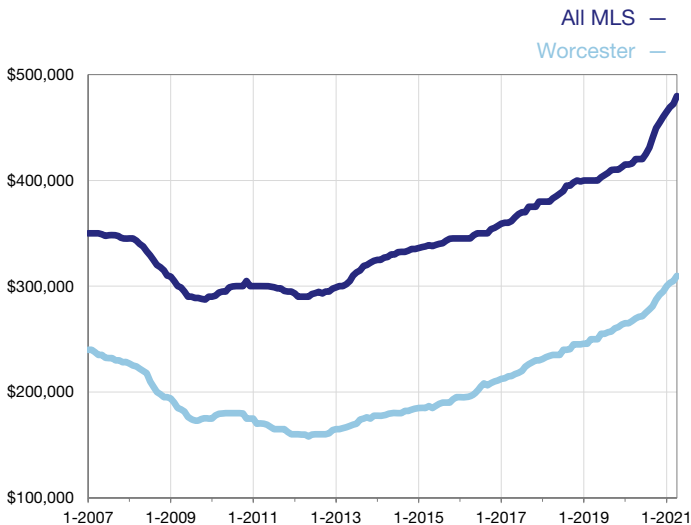
Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	17	29	+ 70.6%	90	114	+ 26.7%
Closed Sales	17	27	+ 58.8%	88	106	+ 20.5%
Median Sales Price*	\$198,000	\$160,000	- 19.2%	\$185,750	\$168,250	- 9.4%
Inventory of Homes for Sale	35	21	- 40.0%	--	--	--
Months Supply of Inventory	1.4	0.8	- 42.9%	--	--	--
Cumulative Days on Market Until Sale	34	24	- 29.4%	51	36	- 29.4%
Percent of Original List Price Received*	98.1%	102.8%	+ 4.8%	98.3%	101.0%	+ 2.7%
New Listings	20	36	+ 80.0%	100	121	+ 21.0%

* 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

