

Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Worcester

Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	85	140	+ 64.7%	393	519	+ 32.1%
Closed Sales	70	97	+ 38.6%	367	392	+ 6.8%
Median Sales Price*	\$297,000	\$350,000	+ 17.8%	\$275,000	\$333,000	+ 21.1%
Inventory of Homes for Sale	125	54	- 56.8%	--	--	--
Months Supply of Inventory	1.3	0.5	- 61.5%	--	--	--
Cumulative Days on Market Until Sale	37	23	- 37.8%	44	25	- 43.2%
Percent of Original List Price Received*	100.1%	105.8%	+ 5.7%	99.2%	104.1%	+ 4.9%
New Listings	111	130	+ 17.1%	471	564	+ 19.7%

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

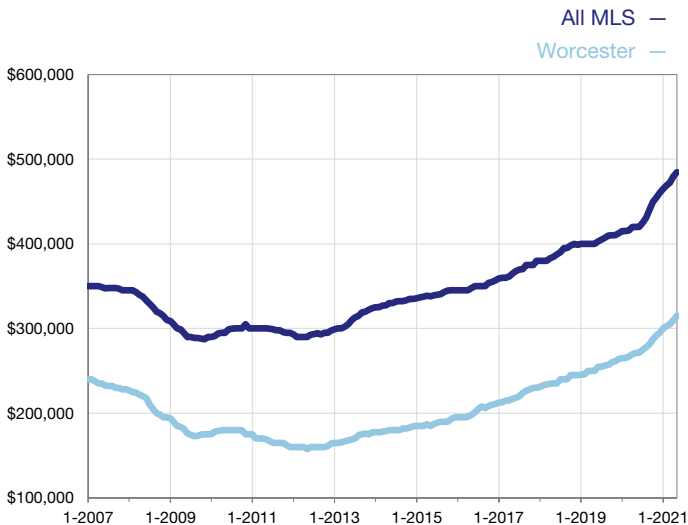
Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	24	47	+ 95.8%	114	160	+ 40.4%
Closed Sales	22	29	+ 31.8%	110	135	+ 22.7%
Median Sales Price*	\$185,800	\$225,000	+ 21.1%	\$185,800	\$175,000	- 5.8%
Inventory of Homes for Sale	50	13	- 74.0%	--	--	--
Months Supply of Inventory	2.0	0.5	- 75.0%	--	--	--
Cumulative Days on Market Until Sale	19	22	+ 15.8%	44	33	- 25.0%
Percent of Original List Price Received*	98.5%	102.2%	+ 3.8%	98.3%	101.3%	+ 3.1%
New Listings	42	41	- 2.4%	142	162	+ 14.1%

* 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

