

Local Market Update – April 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Worcester

Single-Family Properties

Key Metrics	April			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	134	107	- 20.1%	371	353	- 4.9%
Closed Sales	103	75	- 27.2%	295	300	+ 1.7%
Median Sales Price*	\$336,000	\$405,000	+ 20.5%	\$325,000	\$374,000	+ 15.1%
Inventory of Homes for Sale	97	64	- 34.0%	--	--	--
Months Supply of Inventory	0.9	0.6	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	18	21	+ 16.7%	26	30	+ 15.4%
Percent of Original List Price Received*	106.5%	106.5%	0.0%	103.5%	104.2%	+ 0.7%
New Listings	171	121	- 29.2%	433	393	- 9.2%

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

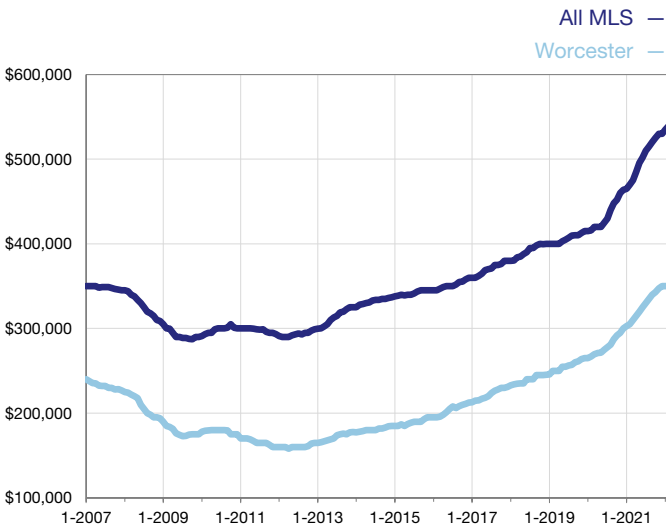
Condominium Properties

Key Metrics	April			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	28	31	+ 10.7%	111	94	- 15.3%
Closed Sales	27	25	- 7.4%	106	84	- 20.8%
Median Sales Price*	\$160,000	\$215,000	+ 34.4%	\$168,250	\$205,000	+ 21.8%
Inventory of Homes for Sale	29	13	- 55.2%	--	--	--
Months Supply of Inventory	1.0	0.5	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	24	22	- 8.3%	36	25	- 30.6%
Percent of Original List Price Received*	102.8%	106.7%	+ 3.8%	101.0%	104.0%	+ 3.0%
New Listings	36	36	0.0%	121	109	- 9.9%

* 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

