

# Local Market Update – July 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Worcester

### Single-Family Properties

Key Metrics	July			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	106	99	- 6.6%	728	674	- 7.4%
Closed Sales	140	110	- 21.4%	661	632	- 4.4%
Median Sales Price*	\$350,000	<b>\$400,000</b>	+ 14.3%	\$345,000	<b>\$380,000</b>	+ 10.1%
Inventory of Homes for Sale	105	93	- 11.4%	--	--	--
Months Supply of Inventory	1.0	0.9	- 10.0%	--	--	--
Cumulative Days on Market Until Sale	22	22	0.0%	24	25	+ 4.2%
Percent of Original List Price Received*	106.0%	<b>104.9%</b>	- 1.0%	105.0%	<b>105.6%</b>	+ 0.6%
New Listings	130	127	- 2.3%	851	786	- 7.6%

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

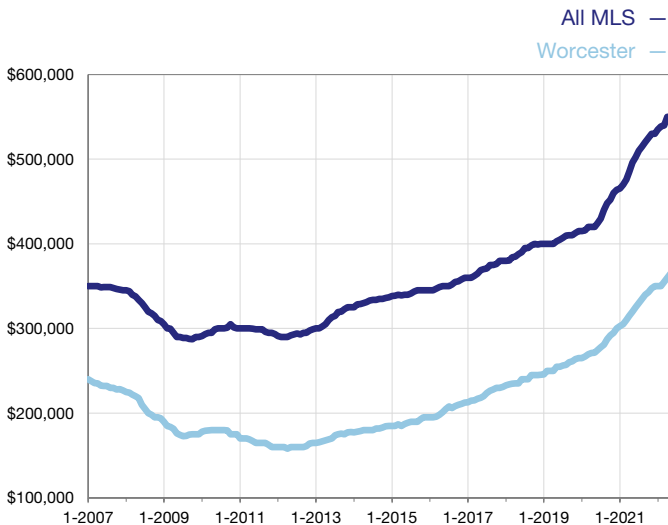
### Condominium Properties

Key Metrics	July			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	24	27	+ 12.5%	216	180	- 16.7%
Closed Sales	32	32	0.0%	204	172	- 15.7%
Median Sales Price*	\$219,500	<b>\$256,000</b>	+ 16.6%	\$188,000	<b>\$225,500</b>	+ 19.9%
Inventory of Homes for Sale	33	14	- 57.6%	--	--	--
Months Supply of Inventory	1.2	0.6	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	21	17	- 19.0%	29	20	- 31.0%
Percent of Original List Price Received*	103.1%	<b>105.1%</b>	+ 1.9%	101.9%	<b>105.4%</b>	+ 3.4%
New Listings	34	26	- 23.5%	234	203	- 13.2%

\* 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

