

Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Worcester

Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	108	80	- 25.9%	1,171	1,003	- 14.3%
Closed Sales	120	76	- 36.7%	1,127	1,000	- 11.3%
Median Sales Price*	\$349,000	\$377,500	+ 8.2%	\$347,500	\$380,000	+ 9.4%
Inventory of Homes for Sale	134	92	- 31.3%	--	--	--
Months Supply of Inventory	1.3	1.0	- 23.1%	--	--	--
Cumulative Days on Market Until Sale	24	30	+ 25.0%	23	25	+ 8.7%
Percent of Original List Price Received*	102.9%	99.7%	- 3.1%	104.4%	104.3%	- 0.1%
New Listings	104	70	- 32.7%	1,361	1,174	- 13.7%

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

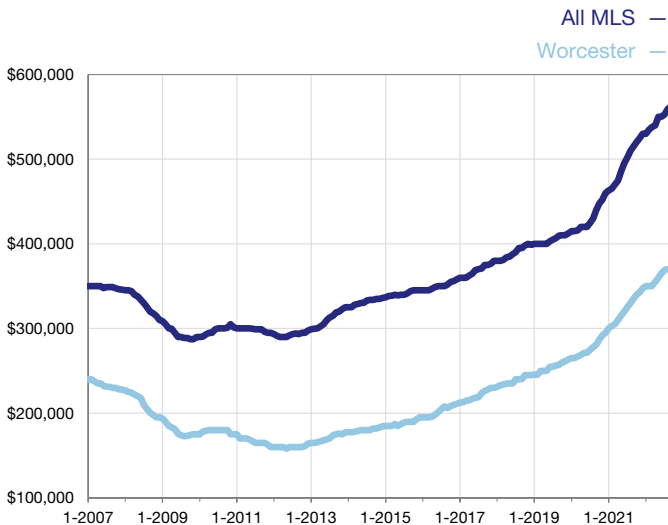
Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	25	17	- 32.0%	319	257	- 19.4%
Closed Sales	16	15	- 6.3%	309	259	- 16.2%
Median Sales Price*	\$196,500	\$233,000	+ 18.6%	\$201,000	\$229,900	+ 14.4%
Inventory of Homes for Sale	25	25	0.0%	--	--	--
Months Supply of Inventory	0.9	1.1	+ 22.2%	--	--	--
Cumulative Days on Market Until Sale	22	31	+ 40.9%	26	22	- 15.4%
Percent of Original List Price Received*	101.6%	101.8%	+ 0.2%	102.5%	104.5%	+ 2.0%
New Listings	17	22	+ 29.4%	334	302	- 9.6%

* 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

