

# Local Market Update – February 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Worcester

### Single-Family Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	74	59	- 20.3%	146	107	- 26.7%
Closed Sales	61	45	- 26.2%	144	110	- 23.6%
Median Sales Price*	\$359,000	<b>\$390,000</b>	+ 8.6%	\$359,500	<b>\$370,000</b>	+ 2.9%
Inventory of Homes for Sale	84	24	- 71.4%	--	--	--
Months Supply of Inventory	0.8	0.3	- 62.5%	--	--	--
Cumulative Days on Market Until Sale	31	41	+ 32.3%	31	41	+ 32.3%
Percent of Original List Price Received*	103.3%	<b>100.5%</b>	- 2.7%	103.4%	<b>99.1%</b>	- 4.2%
New Listings	91	40	- 56.0%	155	79	- 49.0%

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

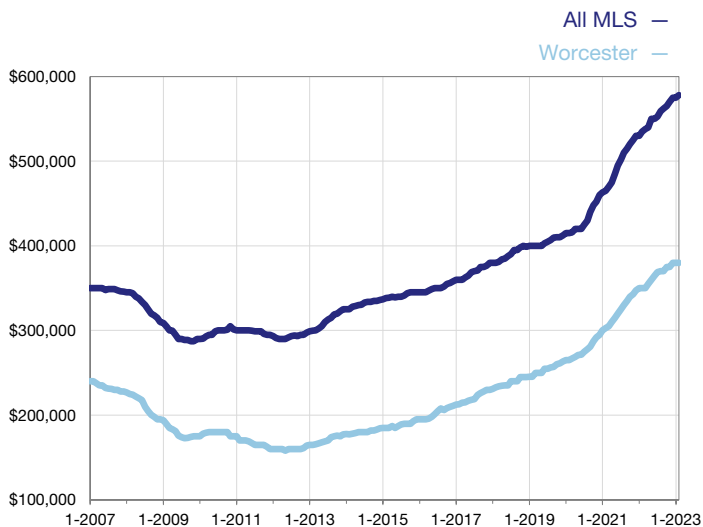
### Condominium Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	22	22	0.0%	39	39	0.0%
Closed Sales	14	13	- 7.1%	35	26	- 25.7%
Median Sales Price*	\$222,500	<b>\$252,000</b>	+ 13.3%	\$195,000	<b>\$258,500</b>	+ 32.6%
Inventory of Homes for Sale	19	6	- 68.4%	--	--	--
Months Supply of Inventory	0.7	0.3	- 57.1%	--	--	--
Cumulative Days on Market Until Sale	43	30	- 30.2%	29	27	- 6.9%
Percent of Original List Price Received*	100.9%	<b>101.7%</b>	+ 0.8%	101.3%	<b>102.0%</b>	+ 0.7%
New Listings	22	13	- 40.9%	42	35	- 16.7%

\* 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

