

Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Worcester

Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	85	81	- 4.7%	323	238	- 26.3%
Closed Sales	76	56	- 26.3%	302	213	- 29.5%
Median Sales Price*	\$405,000	\$410,000	+ 1.2%	\$372,500	\$385,000	+ 3.4%
Inventory of Homes for Sale	126	51	- 59.5%	--	--	--
Months Supply of Inventory	1.2	0.6	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	21	19	- 9.5%	30	36	+ 20.0%
Percent of Original List Price Received*	106.4%	105.8%	- 0.6%	104.1%	100.9%	- 3.1%
New Listings	122	84	- 31.1%	394	246	- 37.6%

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

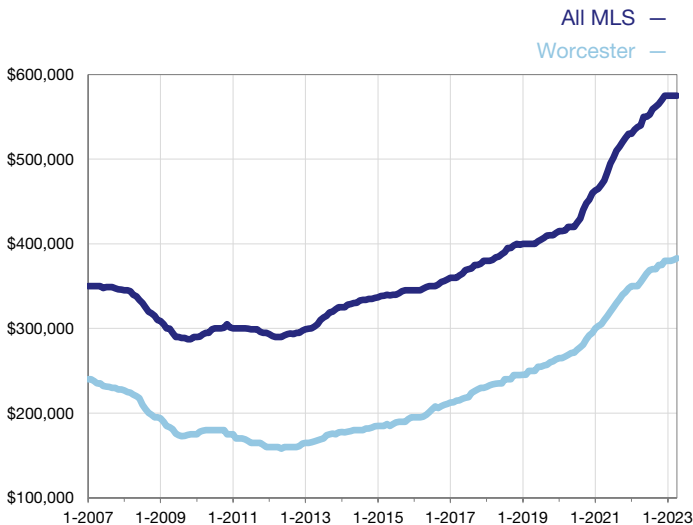
Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	27	21	- 22.2%	93	74	- 20.4%
Closed Sales	25	14	- 44.0%	84	62	- 26.2%
Median Sales Price*	\$215,000	\$249,000	+ 15.8%	\$205,000	\$252,500	+ 23.2%
Inventory of Homes for Sale	24	15	- 37.5%	--	--	--
Months Supply of Inventory	0.9	0.7	- 22.2%	--	--	--
Cumulative Days on Market Until Sale	22	30	+ 36.4%	25	29	+ 16.0%
Percent of Original List Price Received*	106.7%	100.3%	- 6.0%	104.0%	102.4%	- 1.5%
New Listings	36	22	- 38.9%	109	78	- 28.4%

* 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

