

# Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Worcester

### Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	107	107	0.0%	554	416	- 24.9%
Closed Sales	125	92	- 26.4%	522	371	- 28.9%
Median Sales Price*	\$382,000	\$416,500	+ 9.0%	\$375,000	\$400,000	+ 6.7%
Inventory of Homes for Sale	134	57	- 57.5%	--	--	--
Months Supply of Inventory	1.3	0.7	- 46.2%	--	--	--
Cumulative Days on Market Until Sale	19	20	+ 5.3%	25	30	+ 20.0%
Percent of Original List Price Received*	107.5%	106.0%	- 1.4%	105.7%	102.8%	- 2.7%
New Listings	132	101	- 23.5%	652	436	- 33.1%

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

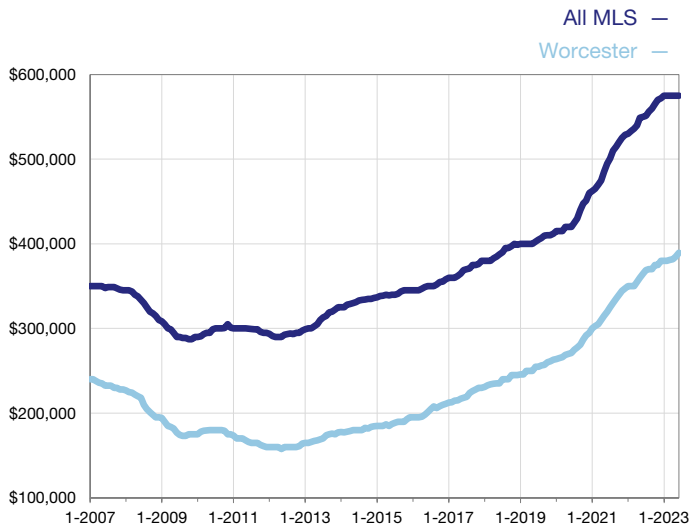
### Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	26	22	- 15.4%	149	120	- 19.5%
Closed Sales	32	22	- 31.3%	141	105	- 25.5%
Median Sales Price*	\$231,250	\$270,584	+ 17.0%	\$215,000	\$255,000	+ 18.6%
Inventory of Homes for Sale	30	12	- 60.0%	--	--	--
Months Supply of Inventory	1.2	0.6	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	14	20	+ 42.9%	20	24	+ 20.0%
Percent of Original List Price Received*	106.0%	103.1%	- 2.7%	105.4%	103.0%	- 2.3%
New Listings	34	17	- 50.0%	172	124	- 27.9%

\* 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

