

# Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Worcester

### Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	86	93	+ 8.1%	838	645	- 23.0%
Closed Sales	104	80	- 23.1%	846	618	- 27.0%
Median Sales Price*	\$377,450	<b>\$409,000</b>	+ 8.4%	\$380,000	<b>\$400,455</b>	+ 5.4%
Inventory of Homes for Sale	153	82	- 46.4%	--	--	--
Months Supply of Inventory	1.6	1.1	- 31.3%	--	--	--
Cumulative Days on Market Until Sale	33	21	- 36.4%	25	26	+ 4.0%
Percent of Original List Price Received*	103.4%	<b>104.1%</b>	+ 0.7%	105.0%	<b>103.7%</b>	- 1.2%
New Listings	104	98	- 5.8%	994	713	- 28.3%

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

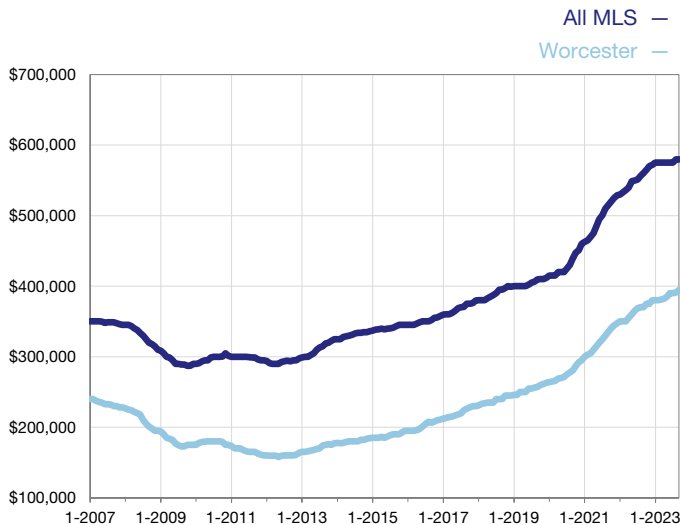
### Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	27	27	0.0%	222	181	- 18.5%
Closed Sales	26	19	- 26.9%	218	163	- 25.2%
Median Sales Price*	\$229,500	<b>\$296,000</b>	+ 29.0%	\$225,500	<b>\$265,000</b>	+ 17.5%
Inventory of Homes for Sale	22	18	- 18.2%	--	--	--
Months Supply of Inventory	0.9	1.0	+ 11.1%	--	--	--
Cumulative Days on Market Until Sale	19	29	+ 52.6%	20	25	+ 25.0%
Percent of Original List Price Received*	103.9%	<b>102.5%</b>	- 1.3%	105.1%	<b>102.6%</b>	- 2.4%
New Listings	27	28	+ 3.7%	247	195	- 21.1%

\* 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

