

# Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Worcester

### Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	72	90	+ 25.0%	992	800	- 19.4%
Closed Sales	78	74	- 5.1%	1,001	772	- 22.9%
Median Sales Price*	\$377,500	<b>\$415,500</b>	+ 10.1%	\$380,000	<b>\$406,500</b>	+ 7.0%
Inventory of Homes for Sale	128	69	- 46.1%	--	--	--
Months Supply of Inventory	1.4	1.0	- 28.6%	--	--	--
Cumulative Days on Market Until Sale	30	24	- 20.0%	26	25	- 3.8%
Percent of Original List Price Received*	99.5%	<b>103.3%</b>	+ 3.8%	104.3%	<b>103.6%</b>	- 0.7%
New Listings	70	80	+ 14.3%	1,153	886	- 23.2%

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

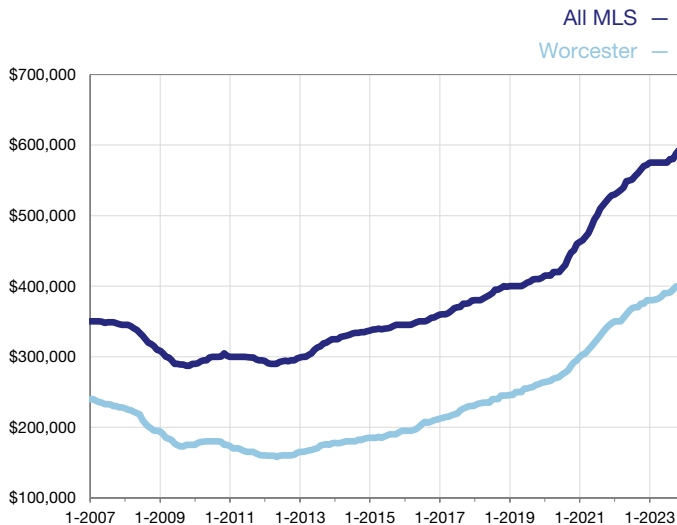
### Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	13	24	+ 84.6%	253	223	- 11.9%
Closed Sales	15	22	+ 46.7%	260	204	- 21.5%
Median Sales Price*	\$233,000	<b>\$277,500</b>	+ 19.1%	\$229,950	<b>\$270,000</b>	+ 17.4%
Inventory of Homes for Sale	31	33	+ 6.5%	--	--	--
Months Supply of Inventory	1.4	1.7	+ 21.4%	--	--	--
Cumulative Days on Market Until Sale	31	29	- 6.5%	22	25	+ 13.6%
Percent of Original List Price Received*	101.8%	<b>100.0%</b>	- 1.8%	104.5%	<b>102.3%</b>	- 2.1%
New Listings	20	29	+ 45.0%	288	256	- 11.1%

\* 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

