

Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Worcester

Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	61	67	+ 9.8%	1,053	861	- 18.2%
Closed Sales	80	86	+ 7.5%	1,081	859	- 20.5%
Median Sales Price*	\$376,500	\$389,000	+ 3.3%	\$380,000	\$405,000	+ 6.6%
Inventory of Homes for Sale	88	33	- 62.5%	--	--	--
Months Supply of Inventory	1.0	0.5	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	33	24	- 27.3%	26	25	- 3.8%
Percent of Original List Price Received*	99.0%	101.6%	+ 2.6%	103.9%	103.4%	- 0.5%
New Listings	42	36	- 14.3%	1,195	920	- 23.0%

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

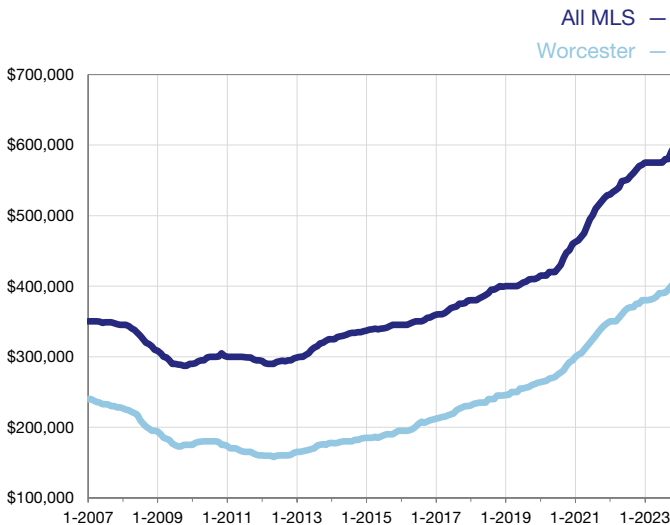
Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	14	24	+ 71.4%	267	242	- 9.4%
Closed Sales	15	18	+ 20.0%	275	221	- 19.6%
Median Sales Price*	\$245,000	\$282,500	+ 15.3%	\$230,000	\$274,000	+ 19.1%
Inventory of Homes for Sale	24	21	- 12.5%	--	--	--
Months Supply of Inventory	1.1	1.0	- 9.1%	--	--	--
Cumulative Days on Market Until Sale	35	26	- 25.7%	23	25	+ 8.7%
Percent of Original List Price Received*	99.0%	99.2%	+ 0.2%	104.2%	102.0%	- 2.1%
New Listings	10	11	+ 10.0%	298	268	- 10.1%

* 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

