

Local Market Update – January 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Worcester

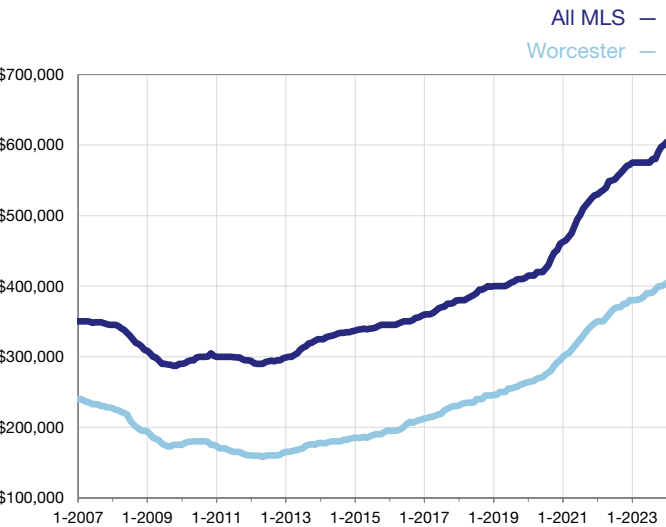
Single-Family Properties	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	46	48	+ 4.3%	46	48	+ 4.3%
Closed Sales	65	47	- 27.7%	65	47	- 27.7%
Median Sales Price*	\$365,000	\$395,000	+ 8.2%	\$365,000	\$395,000	+ 8.2%
Inventory of Homes for Sale	69	38	- 44.9%	--	--	--
Months Supply of Inventory	0.8	0.5	- 37.5%	--	--	--
Cumulative Days on Market Until Sale	41	30	- 26.8%	41	30	- 26.8%
Percent of Original List Price Received*	98.2%	100.5%	+ 2.3%	98.2%	100.5%	+ 2.3%
New Listings	37	50	+ 35.1%	37	50	+ 35.1%

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

Condominium Properties	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	16	28	+ 75.0%	16	28	+ 75.0%
Closed Sales	13	19	+ 46.2%	13	19	+ 46.2%
Median Sales Price*	\$285,000	\$265,000	- 7.0%	\$285,000	\$265,000	- 7.0%
Inventory of Homes for Sale	21	20	- 4.8%	--	--	--
Months Supply of Inventory	0.9	1.0	+ 11.1%	--	--	--
Cumulative Days on Market Until Sale	25	36	+ 44.0%	25	36	+ 44.0%
Percent of Original List Price Received*	102.4%	99.0%	- 3.3%	102.4%	99.0%	- 3.3%
New Listings	21	23	+ 9.5%	21	23	+ 9.5%

* 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

