

Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Worcester

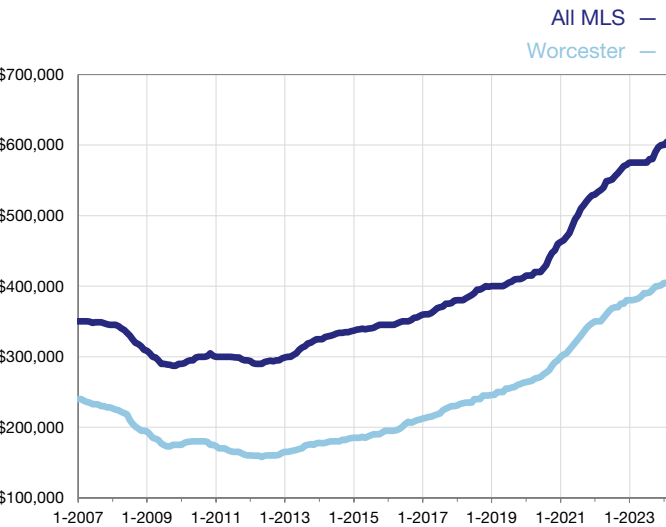
Single-Family Properties				February			Year to Date		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				46	50	+ 8.7%	92	89	- 3.3%
Closed Sales				47	45	- 4.3%	112	93	- 17.0%
Median Sales Price*				\$390,000	\$407,000	+ 4.4%	\$370,000	\$400,000	+ 8.1%
Inventory of Homes for Sale				51	50	- 2.0%	--	--	--
Months Supply of Inventory				0.6	0.7	+ 16.7%	--	--	--
Cumulative Days on Market Until Sale				41	31	- 24.4%	41	32	- 22.0%
Percent of Original List Price Received*				100.6%	100.3%	- 0.3%	99.2%	100.3%	+ 1.1%
New Listings				37	55	+ 48.6%	74	105	+ 41.9%

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

Condominium Properties				February			Year to Date		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				20	21	+ 5.0%	36	43	+ 19.4%
Closed Sales				13	19	+ 46.2%	26	39	+ 50.0%
Median Sales Price*				\$252,000	\$345,000	+ 36.9%	\$258,500	\$275,000	+ 6.4%
Inventory of Homes for Sale				11	25	+ 127.3%	--	--	--
Months Supply of Inventory				0.5	1.3	+ 160.0%	--	--	--
Cumulative Days on Market Until Sale				30	34	+ 13.3%	27	34	+ 25.9%
Percent of Original List Price Received*				101.7%	99.1%	- 2.6%	102.0%	99.2%	- 2.7%
New Listings				13	18	+ 38.5%	34	41	+ 20.6%

* 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

