

Local Market Update – March 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Worcester

Single-Family Properties

Key Metrics	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	59	70	+ 18.6%	151	155	+ 2.6%
Closed Sales	43	49	+ 14.0%	155	143	- 7.7%
Median Sales Price*	\$375,000	\$450,000	+ 20.0%	\$370,000	\$420,000	+ 13.5%
Inventory of Homes for Sale	67	44	- 34.3%	--	--	--
Months Supply of Inventory	0.8	0.6	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	48	30	- 37.5%	43	32	- 25.6%
Percent of Original List Price Received*	98.5%	102.7%	+ 4.3%	99.0%	101.1%	+ 2.1%
New Listings	81	65	- 19.8%	155	170	+ 9.7%

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

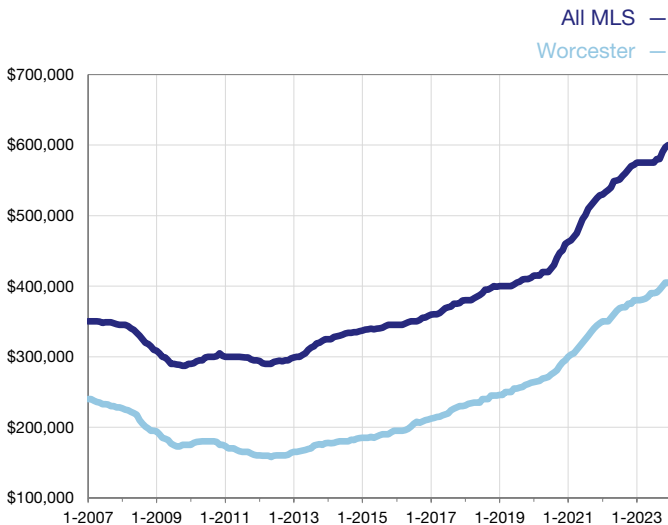
Condominium Properties

Key Metrics	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	17	29	+ 70.6%	53	71	+ 34.0%
Closed Sales	22	25	+ 13.6%	48	64	+ 33.3%
Median Sales Price*	\$234,250	\$330,000	+ 40.9%	\$252,500	\$286,750	+ 13.6%
Inventory of Homes for Sale	14	25	+ 78.6%	--	--	--
Months Supply of Inventory	0.7	1.2	+ 71.4%	--	--	--
Cumulative Days on Market Until Sale	30	25	- 16.7%	28	31	+ 10.7%
Percent of Original List Price Received*	104.1%	102.1%	- 1.9%	103.0%	100.4%	- 2.5%
New Listings	21	29	+ 38.1%	55	70	+ 27.3%

* 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

