

# Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Worcester

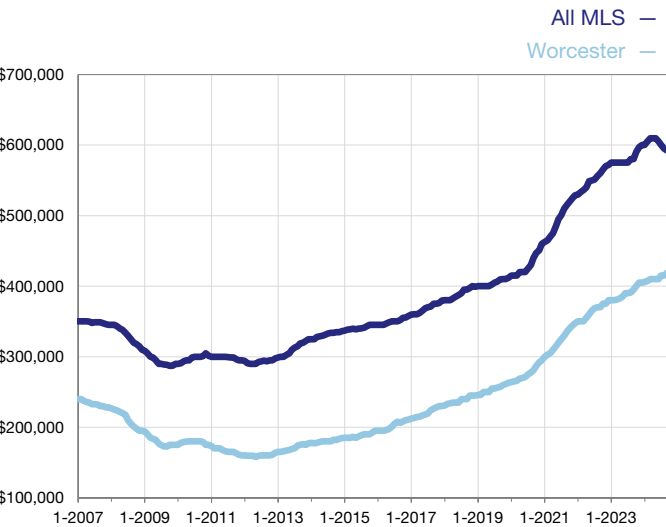
Single-Family Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	79	94	+ 19.0%	629	615	- 2.2%
Closed Sales	81	55	- 32.1%	620	571	- 7.9%
Median Sales Price*	\$410,000	\$455,000	+ 11.0%	\$400,455	\$435,000	+ 8.6%
Inventory of Homes for Sale	103	110	+ 6.8%	--	--	--
Months Supply of Inventory	1.5	1.6	+ 6.7%	--	--	--
Cumulative Days on Market Until Sale	21	26	+ 23.8%	26	25	- 3.8%
Percent of Original List Price Received*	104.2%	102.0%	- 2.1%	103.7%	102.6%	- 1.1%
New Listings	94	104	+ 10.6%	709	739	+ 4.2%

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

Condominium Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	20	17	- 15.0%	173	208	+ 20.2%
Closed Sales	19	19	0.0%	163	214	+ 31.3%
Median Sales Price*	\$296,000	\$270,000	- 8.8%	\$265,000	\$300,000	+ 13.2%
Inventory of Homes for Sale	28	31	+ 10.7%	--	--	--
Months Supply of Inventory	1.5	1.4	- 6.7%	--	--	--
Cumulative Days on Market Until Sale	29	60	+ 106.9%	25	34	+ 36.0%
Percent of Original List Price Received*	102.5%	97.6%	- 4.8%	102.6%	100.6%	- 1.9%
New Listings	28	24	- 14.3%	194	229	+ 18.0%

\* 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

