

Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Worcester

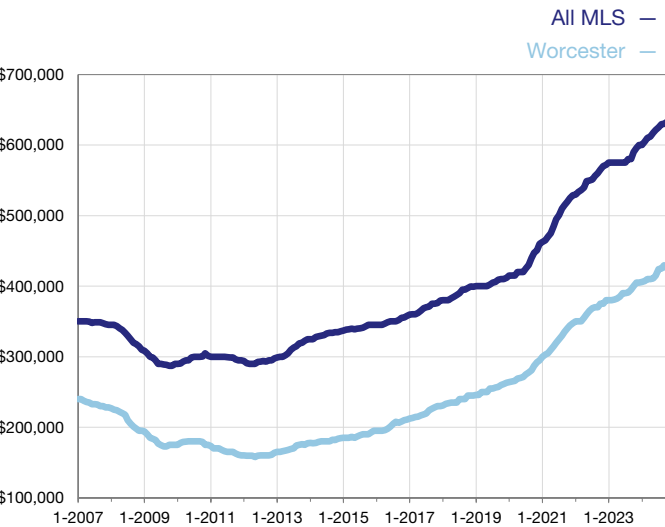
Single-Family Properties	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	78	107	+ 37.2%	707	708	+ 0.1%
Closed Sales	80	88	+ 10.0%	700	660	- 5.7%
Median Sales Price*	\$450,000	\$425,000	- 5.6%	\$405,000	\$432,000	+ 6.7%
Inventory of Homes for Sale	109	90	- 17.4%	--	--	--
Months Supply of Inventory	1.6	1.3	- 18.8%	--	--	--
Cumulative Days on Market Until Sale	24	28	+ 16.7%	25	25	0.0%
Percent of Original List Price Received*	103.6%	101.5%	- 2.0%	103.7%	102.5%	- 1.2%
New Listings	96	93	- 3.1%	805	827	+ 2.7%

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

Condominium Properties	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	21	26	+ 23.8%	194	231	+ 19.1%
Closed Sales	19	15	- 21.1%	182	230	+ 26.4%
Median Sales Price*	\$286,000	\$307,000	+ 7.3%	\$266,375	\$300,000	+ 12.6%
Inventory of Homes for Sale	40	34	- 15.0%	--	--	--
Months Supply of Inventory	2.2	1.5	- 31.8%	--	--	--
Cumulative Days on Market Until Sale	24	37	+ 54.2%	25	34	+ 36.0%
Percent of Original List Price Received*	102.3%	97.9%	- 4.3%	102.5%	100.4%	- 2.0%
New Listings	34	29	- 14.7%	228	258	+ 13.2%

* 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

