

Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Worcester

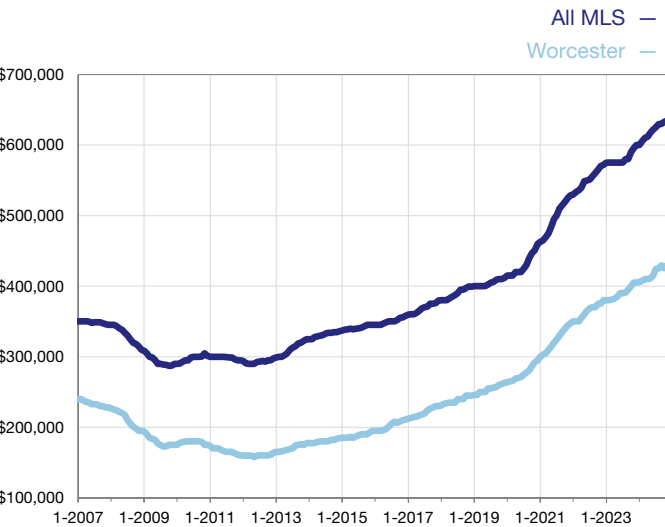
Single-Family Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	83	100	+ 20.5%	790	780	- 1.3%
Closed Sales	76	70	- 7.9%	776	730	- 5.9%
Median Sales Price*	\$415,500	\$423,500	+ 1.9%	\$406,000	\$430,000	+ 5.9%
Inventory of Homes for Sale	93	79	- 15.1%	--	--	--
Months Supply of Inventory	1.3	1.1	- 15.4%	--	--	--
Cumulative Days on Market Until Sale	24	34	+ 41.7%	25	26	+ 4.0%
Percent of Original List Price Received*	103.6%	100.4%	- 3.1%	103.7%	102.3%	- 1.4%
New Listings	79	70	- 11.4%	884	895	+ 1.2%

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

Condominium Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	21	19	- 9.5%	215	243	+ 13.0%
Closed Sales	21	14	- 33.3%	203	244	+ 20.2%
Median Sales Price*	\$275,000	\$265,500	- 3.5%	\$270,000	\$300,000	+ 11.1%
Inventory of Homes for Sale	42	33	- 21.4%	--	--	--
Months Supply of Inventory	2.2	1.5	- 31.8%	--	--	--
Cumulative Days on Market Until Sale	29	29	0.0%	25	34	+ 36.0%
Percent of Original List Price Received*	100.0%	100.0%	0.0%	102.3%	100.3%	- 2.0%
New Listings	29	16	- 44.8%	257	274	+ 6.6%

* 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

