

Local Market Update – December 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Worcester

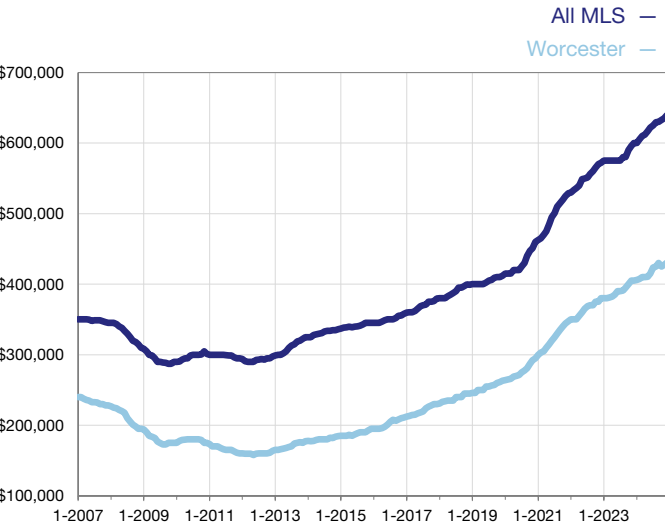
Single-Family Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	60	65	+ 8.3%	850	831	- 2.2%
Closed Sales	88	85	- 3.4%	864	816	- 5.6%
Median Sales Price*	\$390,000	\$445,000	+ 14.1%	\$405,000	\$430,500	+ 6.3%
Inventory of Homes for Sale	62	54	- 12.9%	--	--	--
Months Supply of Inventory	0.9	0.8	- 11.1%	--	--	--
Cumulative Days on Market Until Sale	24	30	+ 25.0%	25	27	+ 8.0%
Percent of Original List Price Received*	101.5%	101.5%	0.0%	103.4%	102.2%	- 1.2%
New Listings	37	37	0.0%	921	931	+ 1.1%

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

Condominium Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	17	19	+ 11.8%	232	257	+ 10.8%
Closed Sales	18	19	+ 5.6%	221	264	+ 19.5%
Median Sales Price*	\$282,500	\$280,000	- 0.9%	\$274,000	\$295,000	+ 7.7%
Inventory of Homes for Sale	32	23	- 28.1%	--	--	--
Months Supply of Inventory	1.7	1.1	- 35.3%	--	--	--
Cumulative Days on Market Until Sale	26	35	+ 34.6%	25	34	+ 36.0%
Percent of Original List Price Received*	99.2%	97.7%	- 1.5%	102.0%	100.1%	- 1.9%
New Listings	10	10	0.0%	267	284	+ 6.4%

* 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

