

Local Market Update – January 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Worcester

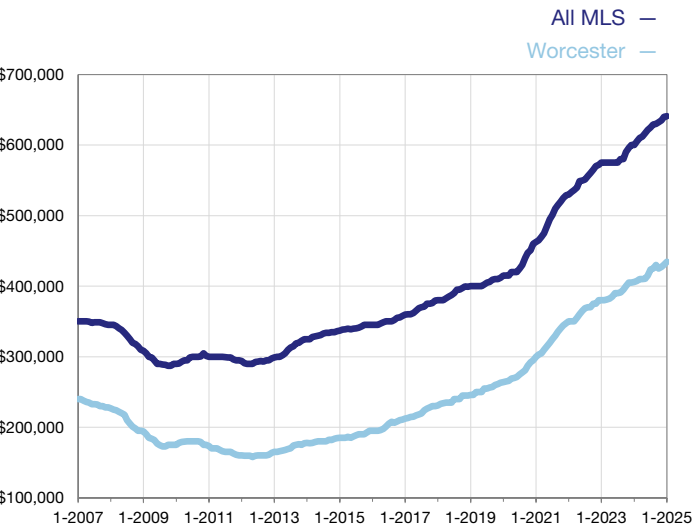
Single-Family Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	39	59	+ 51.3%	39	59	+ 51.3%
Closed Sales	48	58	+ 20.8%	48	58	+ 20.8%
Median Sales Price*	\$397,500	\$433,450	+ 9.0%	\$397,500	\$433,450	+ 9.0%
Inventory of Homes for Sale	64	53	- 17.2%	--	--	--
Months Supply of Inventory	0.9	0.8	- 11.1%	--	--	--
Cumulative Days on Market Until Sale	33	46	+ 39.4%	33	46	+ 39.4%
Percent of Original List Price Received*	100.3%	99.3%	- 1.0%	100.3%	99.3%	- 1.0%
New Listings	50	62	+ 24.0%	50	62	+ 24.0%

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

Condominium Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	22	21	- 4.5%	22	21	- 4.5%
Closed Sales	20	15	- 25.0%	20	15	- 25.0%
Median Sales Price*	\$267,500	\$295,000	+ 10.3%	\$267,500	\$295,000	+ 10.3%
Inventory of Homes for Sale	32	22	- 31.3%	--	--	--
Months Supply of Inventory	2.2	2.1	- 4.5%	--	--	--
Cumulative Days on Market Until Sale	35	61	+ 74.3%	35	61	+ 74.3%
Percent of Original List Price Received*	99.3%	98.9%	- 0.4%	99.3%	98.9%	- 0.4%
New Listings	23	21	- 8.7%	23	21	- 8.7%

* 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

