

Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Worcester

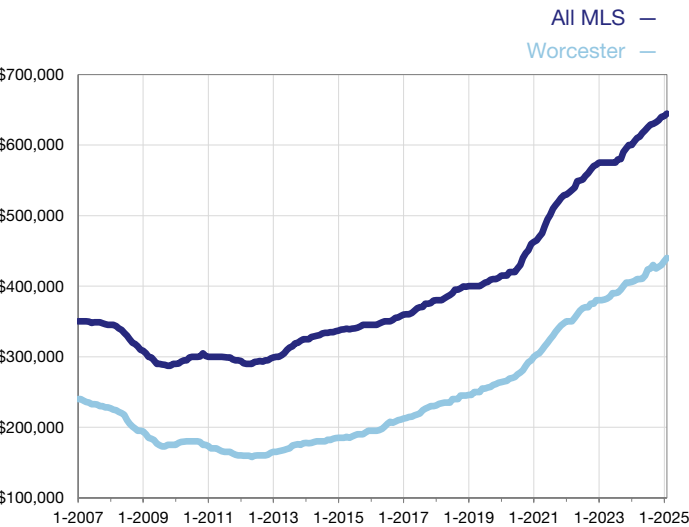
Single-Family Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	44	64	+ 45.5%	83	115	+ 38.6%
Closed Sales	46	48	+ 4.3%	94	108	+ 14.9%
Median Sales Price*	\$416,000	\$458,750	+ 10.3%	\$402,500	\$438,500	+ 8.9%
Inventory of Homes for Sale	69	47	- 31.9%	--	--	--
Months Supply of Inventory	1.0	0.7	- 30.0%	--	--	--
Cumulative Days on Market Until Sale	32	50	+ 56.3%	32	47	+ 46.9%
Percent of Original List Price Received*	100.2%	98.4%	- 1.8%	100.3%	98.9%	- 1.4%
New Listings	55	54	- 1.8%	105	115	+ 9.5%

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

Condominium Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	21	24	+ 14.3%	43	39	- 9.3%
Closed Sales	19	12	- 36.8%	39	27	- 30.8%
Median Sales Price*	\$345,000	\$296,000	- 14.2%	\$275,000	\$295,000	+ 7.3%
Inventory of Homes for Sale	28	24	- 14.3%	--	--	--
Months Supply of Inventory	1.4	1.1	- 21.4%	--	--	--
Cumulative Days on Market Until Sale	34	22	- 35.3%	34	43	+ 26.5%
Percent of Original List Price Received*	99.1%	99.7%	+ 0.6%	99.2%	99.2%	0.0%
New Listings	18	23	+ 27.8%	41	43	+ 4.9%

* 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

