

Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Worcester

Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	59	66	+ 11.9%	822	804	- 2.2%
Closed Sales	88	67	- 23.9%	821	799	- 2.7%
Median Sales Price*	\$442,500	\$414,200	- 6.4%	\$430,000	\$445,000	+ 3.5%
Inventory of Homes for Sale	67	100	+ 49.3%	--	--	--
Months Supply of Inventory	1.0	1.5	+ 50.0%	--	--	--
Cumulative Days on Market Until Sale	33	38	+ 15.2%	27	33	+ 22.2%
Percent of Original List Price Received*	101.2%	97.2%	- 4.0%	102.2%	100.1%	- 2.1%
New Listings	33	33	0.0%	924	1,033	+ 11.8%

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

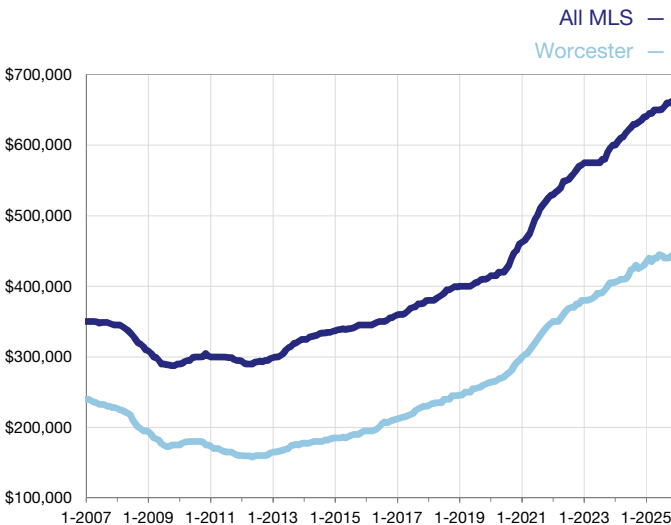
Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	18	17	- 5.6%	255	250	- 2.0%
Closed Sales	19	21	+ 10.5%	264	242	- 8.3%
Median Sales Price*	\$280,000	\$295,000	+ 5.4%	\$295,000	\$289,950	- 1.7%
Inventory of Homes for Sale	31	31	0.0%	--	--	--
Months Supply of Inventory	1.5	1.5	0.0%	--	--	--
Cumulative Days on Market Until Sale	35	56	+ 60.0%	34	43	+ 26.5%
Percent of Original List Price Received*	97.7%	97.0%	- 0.7%	100.1%	98.3%	- 1.8%
New Listings	10	11	+ 10.0%	284	305	+ 7.4%

* 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

