

Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Worcester

Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	51	63	+ 23.5%	100	111	+ 11.0%
Closed Sales	48	48	0.0%	107	101	- 5.6%
Median Sales Price*	\$458,750	\$451,600	- 1.6%	\$440,000	\$430,000	- 2.3%
Inventory of Homes for Sale	68	86	+ 26.5%	--	--	--
Months Supply of Inventory	1.0	1.3	+ 30.0%	--	--	--
Cumulative Days on Market Until Sale	50	50	0.0%	46	52	+ 13.0%
Percent of Original List Price Received*	98.4%	97.1%	- 1.3%	98.9%	96.6%	- 2.3%
New Listings	52	53	+ 1.9%	113	107	- 5.3%

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

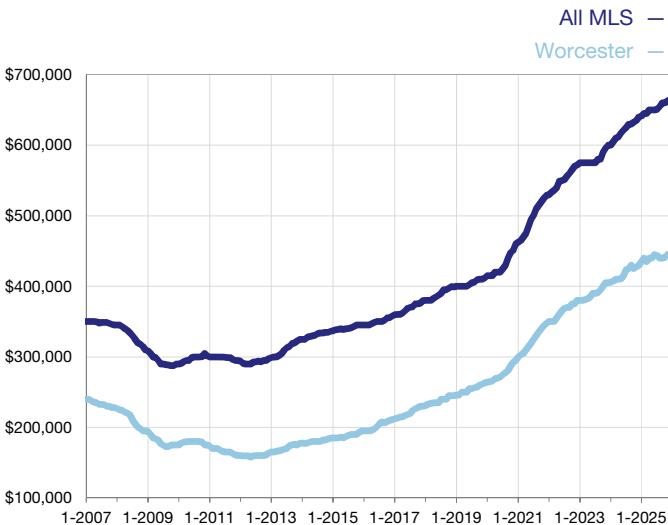
Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	16	15	- 6.3%	30	31	+ 3.3%
Closed Sales	11	18	+ 63.6%	26	31	+ 19.2%
Median Sales Price*	\$300,000	\$293,572	- 2.1%	\$297,500	\$289,143	- 2.8%
Inventory of Homes for Sale	35	31	- 11.4%	--	--	--
Months Supply of Inventory	1.7	1.5	- 11.8%	--	--	--
Cumulative Days on Market Until Sale	23	60	+ 160.9%	45	54	+ 20.0%
Percent of Original List Price Received*	100.4%	98.6%	- 1.8%	99.5%	97.7%	- 1.8%
New Listings	23	18	- 21.7%	42	38	- 9.5%

* 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

