

Local Market Update – March 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Worcester

Single-Family Properties

| Key Metrics | March | | | Year to Date | | |
|--|-----------|------------------|---------|--------------|------------------|---------|
| | 2025 | 2026 | + / - | 2025 | 2026 | + / - |
| Pending Sales | 54 | 70 | + 29.6% | 154 | 174 | + 13.0% |
| Closed Sales | 58 | 48 | - 17.2% | 165 | 154 | - 6.7% |
| Median Sales Price* | \$445,000 | \$487,500 | + 9.6% | \$444,000 | \$440,000 | - 0.9% |
| Inventory of Homes for Sale | 92 | 79 | - 14.1% | -- | -- | -- |
| Months Supply of Inventory | 1.3 | 1.2 | - 7.7% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 38 | 58 | + 52.6% | 43 | 55 | + 27.9% |
| Percent of Original List Price Received* | 100.0% | 97.2% | - 2.8% | 99.3% | 96.6% | - 2.7% |
| New Listings | 85 | 76 | - 10.6% | 198 | 183 | - 7.6% |

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

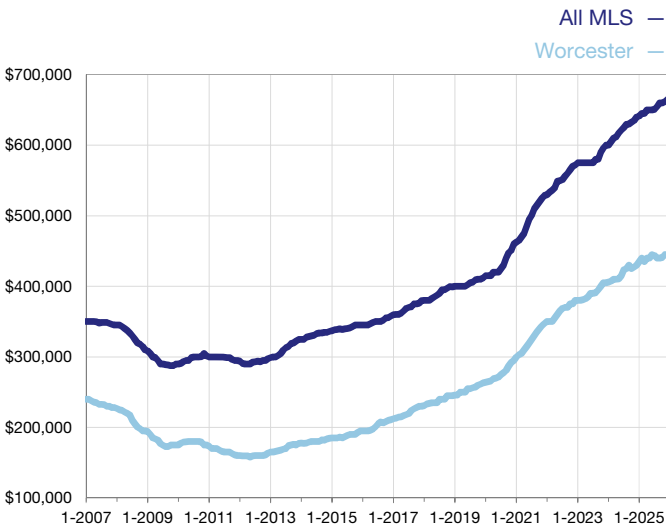
Condominium Properties

| Key Metrics | March | | | Year to Date | | |
|--|-----------|------------------|---------|--------------|------------------|---------|
| | 2025 | 2026 | + / - | 2025 | 2026 | + / - |
| Pending Sales | 24 | 28 | + 16.7% | 54 | 57 | + 5.6% |
| Closed Sales | 18 | 18 | 0.0% | 44 | 49 | + 11.4% |
| Median Sales Price* | \$304,774 | \$335,000 | + 9.9% | \$297,500 | \$310,000 | + 4.2% |
| Inventory of Homes for Sale | 31 | 35 | + 12.9% | -- | -- | -- |
| Months Supply of Inventory | 1.5 | 1.7 | + 13.3% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 58 | 37 | - 36.2% | 50 | 48 | - 4.0% |
| Percent of Original List Price Received* | 97.7% | 99.9% | + 2.3% | 98.8% | 98.5% | - 0.3% |
| New Listings | 22 | 38 | + 72.7% | 64 | 74 | + 15.6% |

* 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

