

Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Worcester

Single-Family Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	78	90	+ 15.4%	232	252	+ 8.6%
Closed Sales	47	61	+ 29.8%	212	216	+ 1.9%
Median Sales Price*	\$452,000	\$470,000	+ 4.0%	\$445,000	\$450,000	+ 1.1%
Inventory of Homes for Sale	126	132	+ 4.8%	--	--	--
Months Supply of Inventory	1.8	1.9	+ 5.6%	--	--	--
Cumulative Days on Market Until Sale	25	47	+ 88.0%	39	52	+ 33.3%
Percent of Original List Price Received*	101.3%	100.8%	- 0.5%	99.7%	97.9%	- 1.8%
New Listings	121	148	+ 22.3%	319	330	+ 3.4%

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

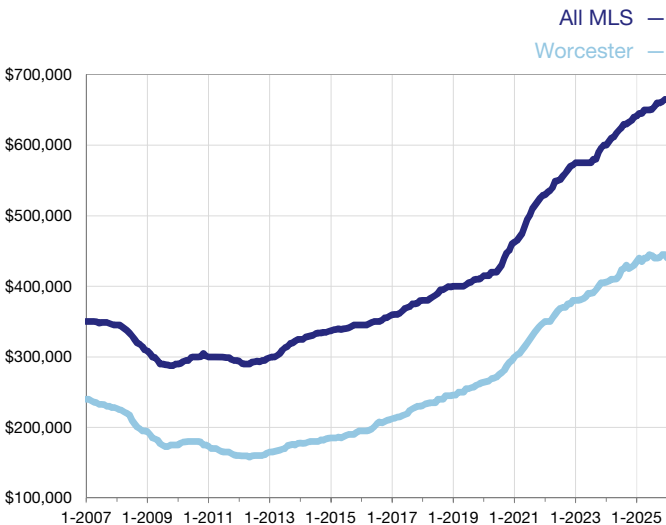
Condominium Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	17	35	+ 105.9%	71	85	+ 19.7%
Closed Sales	20	14	- 30.0%	64	63	- 1.6%
Median Sales Price*	\$282,500	\$256,500	- 9.2%	\$295,000	\$289,000	- 2.0%
Inventory of Homes for Sale	47	41	- 12.8%	--	--	--
Months Supply of Inventory	2.5	1.9	- 24.0%	--	--	--
Cumulative Days on Market Until Sale	19	38	+ 100.0%	41	46	+ 12.2%
Percent of Original List Price Received*	100.6%	98.5%	- 2.1%	99.4%	98.5%	- 0.9%
New Listings	35	36	+ 2.9%	99	108	+ 9.1%

* 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

