

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Worcester

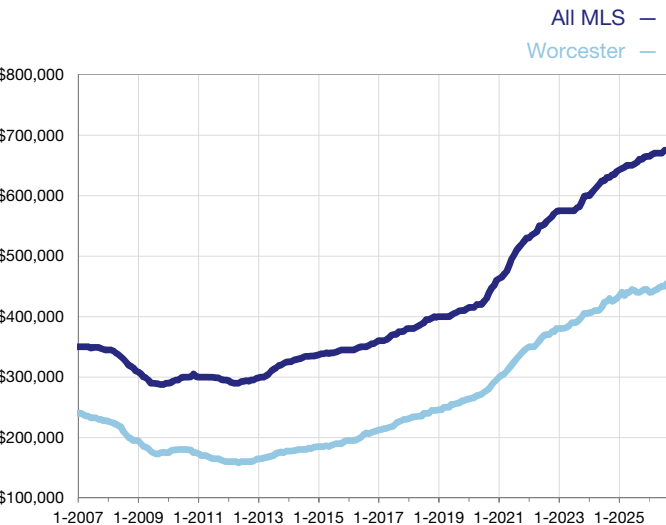
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	71	84	+ 18.3%	550	598	+ 8.7%
Closed Sales	75	73	- 2.7%	541	562	+ 3.9%
Median Sales Price*	\$435,000	\$471,000	+ 8.3%	\$450,000	\$465,000	+ 3.3%
Inventory of Homes for Sale	173	144	- 16.8%	--	--	--
Months Supply of Inventory	2.4	2.1	- 12.5%	--	--	--
Cumulative Days on Market Until Sale	36	46	+ 27.8%	33	40	+ 21.2%
Percent of Original List Price Received*	100.7%	100.2%	- 0.5%	100.6%	100.1%	- 0.5%
New Listings	102	99	- 2.9%	727	761	+ 4.7%

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

Condominium Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	27	21	- 22.2%	170	159	- 6.5%
Closed Sales	26	19	- 26.9%	150	156	+ 4.0%
Median Sales Price*	\$284,500	\$295,000	+ 3.7%	\$290,000	\$308,500	+ 6.4%
Inventory of Homes for Sale	51	65	+ 27.5%	--	--	--
Months Supply of Inventory	2.6	3.3	+ 26.9%	--	--	--
Cumulative Days on Market Until Sale	34	46	+ 35.3%	36	46	+ 27.8%
Percent of Original List Price Received*	100.4%	98.5%	- 1.9%	99.2%	98.8%	- 0.4%
New Listings	26	30	+ 15.4%	214	226	+ 5.6%

* 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

