

Local Market Update – March 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Worcester County

Single-Family Properties

Key Metrics	March			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	714	792	+ 10.9%	1,726	1,825	+ 5.7%
Closed Sales	509	509	0.0%	1,418	1,395	- 1.6%
Median Sales Price*	\$255,000	\$277,000	+ 8.6%	\$260,000	\$274,900	+ 5.7%
Inventory of Homes for Sale	1,542	1,318	- 14.5%	--	--	--
Months Supply of Inventory	2.2	1.9	- 13.6%	--	--	--
Cumulative Days on Market Until Sale	77	76	- 1.3%	74	77	+ 4.1%
Percent of Original List Price Received*	97.1%	97.2%	+ 0.1%	96.8%	95.7%	- 1.1%
New Listings	855	874	+ 2.2%	2,028	2,064	+ 1.8%

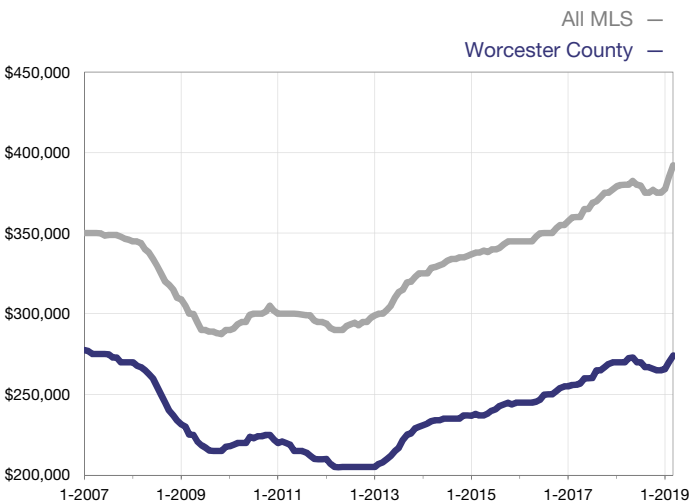
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

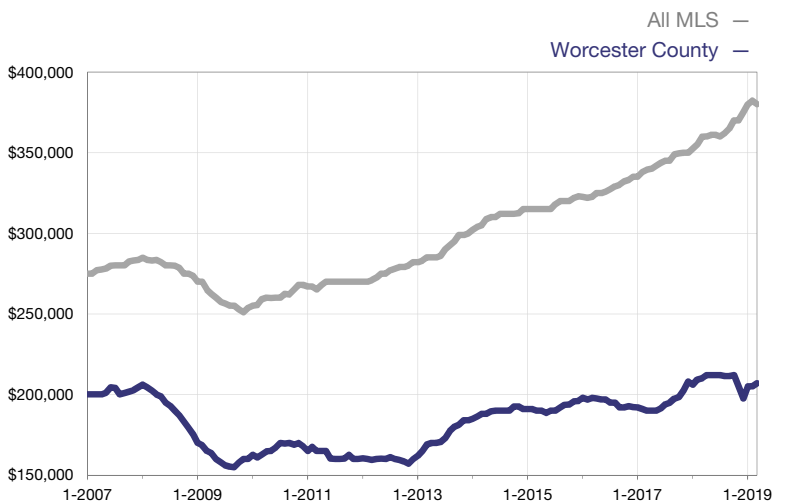
Key Metrics	March			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	168	148	- 11.9%	385	380	- 1.3%
Closed Sales	117	108	- 7.7%	308	307	- 0.3%
Median Sales Price*	\$204,900	\$214,250	+ 4.6%	\$189,000	\$205,000	+ 8.5%
Inventory of Homes for Sale	323	255	- 21.1%	--	--	--
Months Supply of Inventory	2.1	1.7	- 19.0%	--	--	--
Cumulative Days on Market Until Sale	78	67	- 14.1%	63	66	+ 4.8%
Percent of Original List Price Received*	98.3%	97.4%	- 0.9%	97.7%	97.7%	0.0%
New Listings	199	186	- 6.5%	471	447	- 5.1%

* 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



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