

Local Market Update – September 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Worcester County

Single-Family Properties

Key Metrics	September			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	617	819	+ 32.7%	6,524	6,726	+ 3.1%
Closed Sales	722	713	- 1.2%	6,209	6,053	- 2.5%
Median Sales Price*	\$300,000	\$307,500	+ 2.5%	\$290,000	\$304,000	+ 4.8%
Inventory of Homes for Sale	2,551	1,904	- 25.4%	--	--	--
Months Supply of Inventory	3.6	2.8	- 22.2%	--	--	--
Cumulative Days on Market Until Sale	51	50	- 2.0%	55	58	+ 5.5%
Percent of Original List Price Received*	97.2%	97.5%	+ 0.3%	97.7%	97.6%	- 0.1%
New Listings	1,008	1,047	+ 3.9%	9,008	8,715	- 3.3%

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

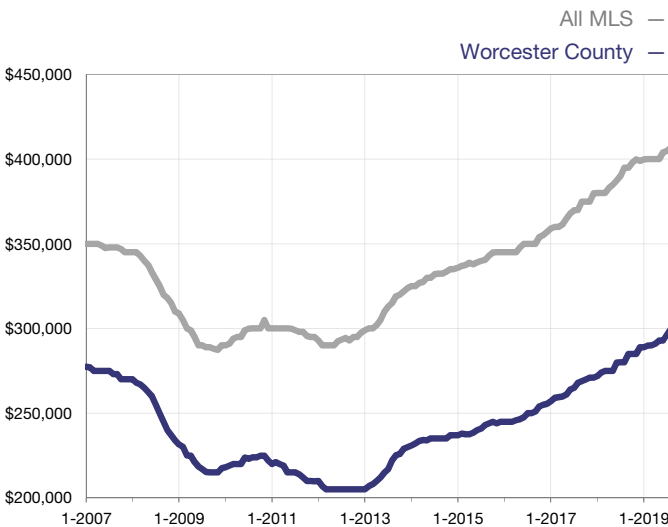
Condominium Properties

Key Metrics	September			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	125	172	+ 37.6%	1,372	1,381	+ 0.7%
Closed Sales	157	166	+ 5.7%	1,296	1,252	- 3.4%
Median Sales Price*	\$227,500	\$215,000	- 5.5%	\$212,000	\$225,000	+ 6.1%
Inventory of Homes for Sale	395	316	- 20.0%	--	--	--
Months Supply of Inventory	2.7	2.2	- 18.5%	--	--	--
Cumulative Days on Market Until Sale	47	43	- 8.5%	54	53	- 1.9%
Percent of Original List Price Received*	99.3%	98.8%	- 0.5%	98.7%	98.7%	0.0%
New Listings	204	191	- 6.4%	1,706	1,683	- 1.3%

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

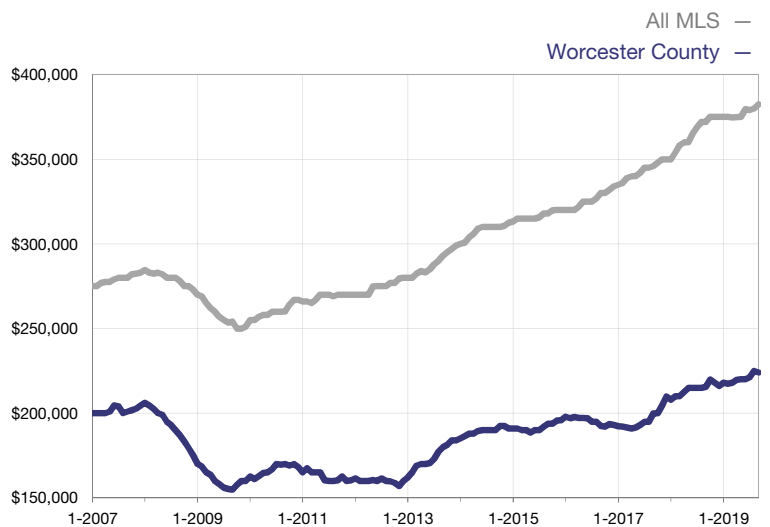
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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