

# Local Market Update – July 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Worcester County

### Single-Family Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	764	<b>861</b>	+ 12.7%	5,129	<b>5,234</b>	+ 2.0%
Closed Sales	938	<b>825</b>	- 12.0%	4,579	<b>4,407</b>	- 3.8%
Median Sales Price*	\$299,000	<b>\$320,000</b>	+ 7.0%	\$285,000	<b>\$300,000</b>	+ 5.3%
Inventory of Homes for Sale	2,321	<b>1,790</b>	- 22.9%	--	--	--
Months Supply of Inventory	3.3	<b>2.6</b>	- 21.2%	--	--	--
Cumulative Days on Market Until Sale	43	<b>49</b>	+ 14.0%	58	<b>62</b>	+ 6.9%
Percent of Original List Price Received*	98.4%	<b>98.5%</b>	+ 0.1%	97.7%	<b>97.5%</b>	- 0.2%
New Listings	1,017	<b>922</b>	- 9.3%	6,882	<b>6,682</b>	- 2.9%

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

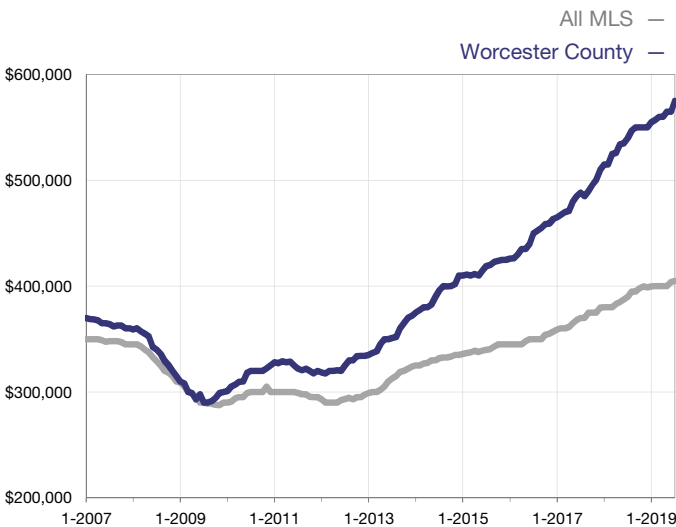
### Condominium Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	166	<b>194</b>	+ 16.9%	1,088	<b>1,068</b>	- 1.8%
Closed Sales	161	<b>151</b>	- 6.2%	957	<b>888</b>	- 7.2%
Median Sales Price*	\$203,000	<b>\$223,000</b>	+ 9.9%	\$210,000	<b>\$220,000</b>	+ 4.8%
Inventory of Homes for Sale	350	<b>313</b>	- 10.6%	--	--	--
Months Supply of Inventory	2.3	<b>2.2</b>	- 4.3%	--	--	--
Cumulative Days on Market Until Sale	52	<b>46</b>	- 11.5%	58	<b>55</b>	- 5.2%
Percent of Original List Price Received*	99.2%	<b>99.3%</b>	+ 0.1%	98.6%	<b>98.7%</b>	+ 0.1%
New Listings	197	<b>198</b>	+ 0.5%	1,308	<b>1,303</b>	- 0.4%

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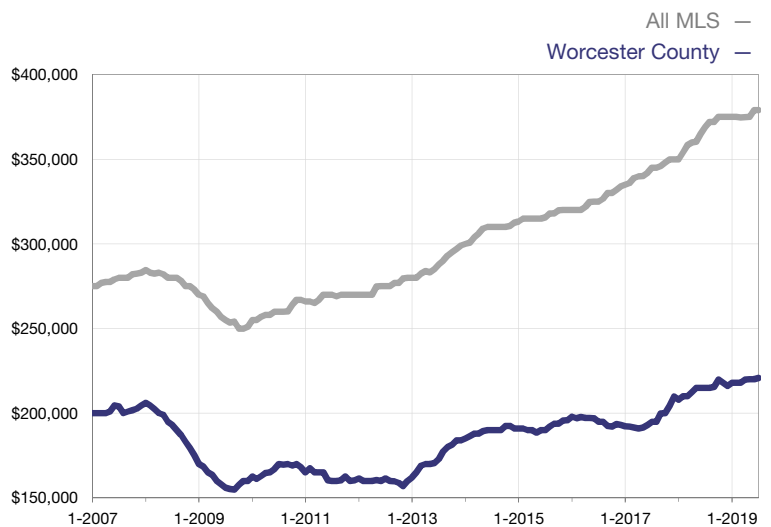
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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