

# Local Market Update – October 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Worcester County

### Single-Family Properties

Key Metrics	October			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	706	<b>810</b>	+ 14.7%	7,231	<b>7,457</b>	+ 3.1%
Closed Sales	731	<b>833</b>	+ 14.0%	6,941	<b>6,900</b>	- 0.6%
Median Sales Price*	\$286,425	<b>\$305,000</b>	+ 6.5%	\$290,000	<b>\$304,000</b>	+ 4.8%
Inventory of Homes for Sale	2,487	<b>1,807</b>	- 27.3%	--	--	--
Months Supply of Inventory	3.5	<b>2.6</b>	- 25.7%	--	--	--
Cumulative Days on Market Until Sale	51	<b>53</b>	+ 3.9%	55	<b>58</b>	+ 5.5%
Percent of Original List Price Received*	96.7%	<b>97.7%</b>	+ 1.0%	97.6%	<b>97.6%</b>	0.0%
New Listings	952	<b>910</b>	- 4.4%	9,960	<b>9,619</b>	- 3.4%

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

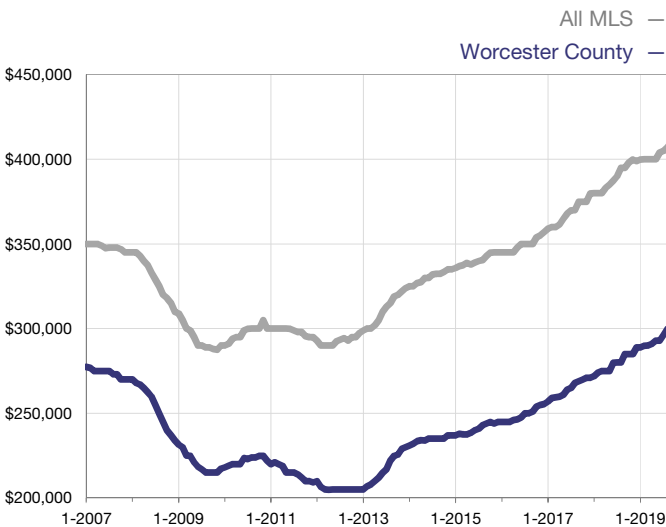
### Condominium Properties

Key Metrics	October			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	153	<b>170</b>	+ 11.1%	1,524	<b>1,537</b>	+ 0.9%
Closed Sales	166	<b>166</b>	0.0%	1,461	<b>1,422</b>	- 2.7%
Median Sales Price*	\$227,000	<b>\$229,900</b>	+ 1.3%	\$215,000	<b>\$225,000</b>	+ 4.7%
Inventory of Homes for Sale	400	<b>290</b>	- 27.5%	--	--	--
Months Supply of Inventory	2.7	<b>2.0</b>	- 25.9%	--	--	--
Cumulative Days on Market Until Sale	46	<b>50</b>	+ 8.7%	53	<b>53</b>	0.0%
Percent of Original List Price Received*	98.1%	<b>98.4%</b>	+ 0.3%	98.6%	<b>98.7%</b>	+ 0.1%
New Listings	193	<b>177</b>	- 8.3%	1,899	<b>1,868</b>	- 1.6%

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

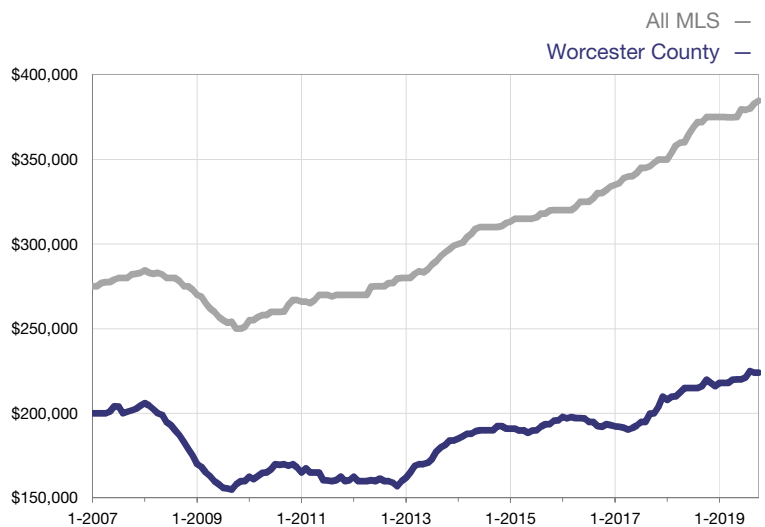
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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