

# Local Market Update – December 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Worcester County

### Single-Family Properties

Key Metrics	December			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	441	<b>454</b>	+ 2.9%	8,224	<b>8,426</b>	+ 2.5%
Closed Sales	657	<b>672</b>	+ 2.3%	8,297	<b>8,274</b>	- 0.3%
Median Sales Price*	\$285,000	<b>\$310,000</b>	+ 8.8%	\$289,000	<b>\$305,000</b>	+ 5.5%
Inventory of Homes for Sale	1,754	<b>1,179</b>	- 32.8%	--	--	--
Months Supply of Inventory	2.5	<b>1.7</b>	- 32.0%	--	--	--
Cumulative Days on Market Until Sale	67	<b>60</b>	- 10.4%	56	<b>58</b>	+ 3.6%
Percent of Original List Price Received*	94.9%	<b>96.6%</b>	+ 1.8%	97.2%	<b>97.4%</b>	+ 0.2%
New Listings	376	<b>320</b>	- 14.9%	10,977	<b>10,540</b>	- 4.0%

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

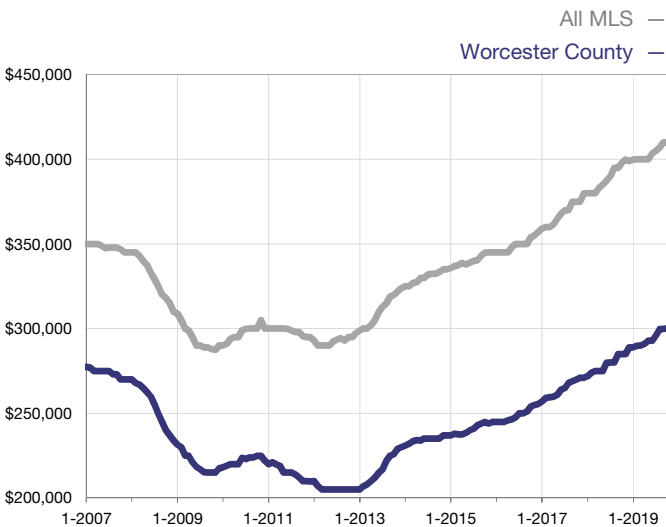
### Condominium Properties

Key Metrics	December			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	82	<b>96</b>	+ 17.1%	1,729	<b>1,726</b>	- 0.2%
Closed Sales	129	<b>128</b>	- 0.8%	1,754	<b>1,695</b>	- 3.4%
Median Sales Price*	\$215,000	<b>\$220,000</b>	+ 2.3%	\$216,000	<b>\$225,000</b>	+ 4.2%
Inventory of Homes for Sale	314	<b>216</b>	- 31.2%	--	--	--
Months Supply of Inventory	2.1	<b>1.5</b>	- 28.6%	--	--	--
Cumulative Days on Market Until Sale	58	<b>47</b>	- 19.0%	55	<b>53</b>	- 3.6%
Percent of Original List Price Received*	97.4%	<b>97.2%</b>	- 0.2%	98.4%	<b>98.6%</b>	+ 0.2%
New Listings	74	<b>71</b>	- 4.1%	2,091	<b>2,057</b>	- 1.6%

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

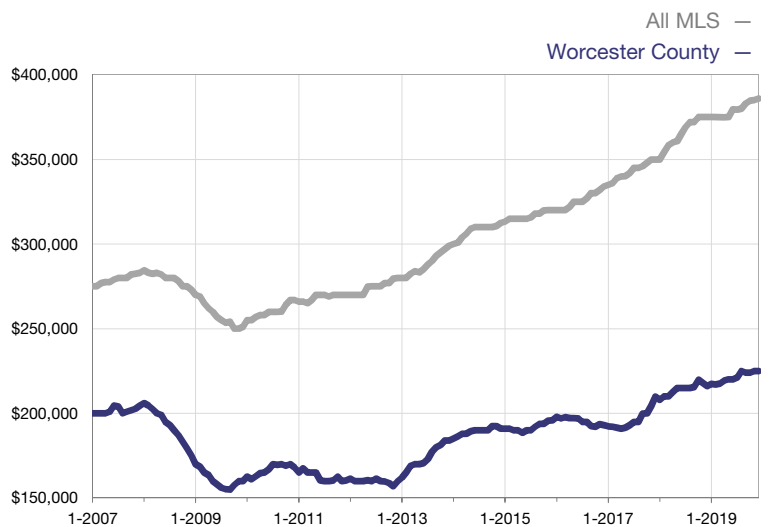
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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