

Local Market Update – November 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Worcester County

Single-Family Properties

Key Metrics	November			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	557	641	+ 15.1%	7,787	8,028	+ 3.1%
Closed Sales	700	671	- 4.1%	7,640	7,586	- 0.7%
Median Sales Price*	\$278,700	\$300,000	+ 7.6%	\$289,900	\$303,950	+ 4.8%
Inventory of Homes for Sale	2,205	1,551	- 29.7%	--	--	--
Months Supply of Inventory	3.2	2.3	- 28.1%	--	--	--
Cumulative Days on Market Until Sale	58	59	+ 1.7%	55	58	+ 5.5%
Percent of Original List Price Received*	95.7%	96.7%	+ 1.0%	97.4%	97.5%	+ 0.1%
New Listings	641	609	- 5.0%	10,601	10,226	- 3.5%

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

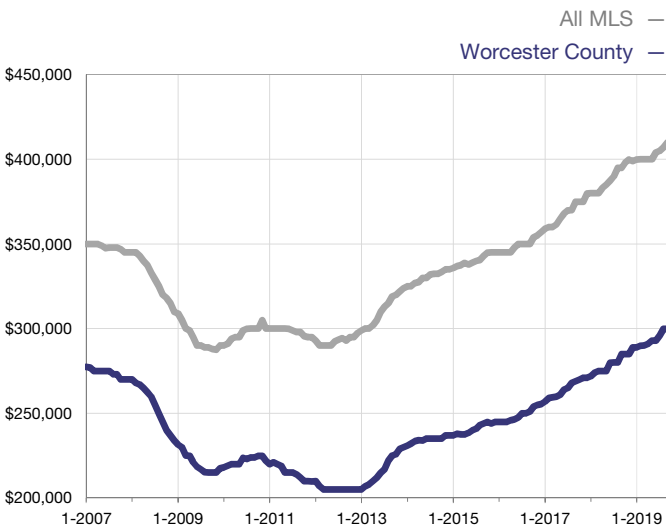
Condominium Properties

Key Metrics	November			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	122	120	- 1.6%	1,647	1,641	- 0.4%
Closed Sales	163	141	- 13.5%	1,625	1,564	- 3.8%
Median Sales Price*	\$224,000	\$235,000	+ 4.9%	\$217,000	\$225,750	+ 4.0%
Inventory of Homes for Sale	369	267	- 27.6%	--	--	--
Months Supply of Inventory	2.5	1.9	- 24.0%	--	--	--
Cumulative Days on Market Until Sale	63	56	- 11.1%	54	53	- 1.9%
Percent of Original List Price Received*	97.4%	98.6%	+ 1.2%	98.5%	98.7%	+ 0.2%
New Listings	117	120	+ 2.6%	2,017	1,987	- 1.5%

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

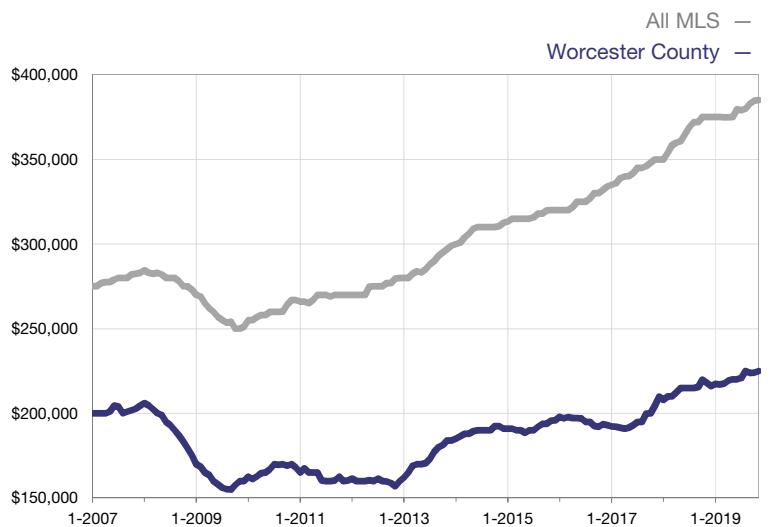
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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