

Local Market Update – April 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Worcester County

Single-Family Properties

Key Metrics	April			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	809	591	- 26.9%	2,514	2,399	- 4.6%
Closed Sales	579	537	- 7.3%	1,971	1,965	- 0.3%
Median Sales Price*	\$292,000	\$320,000	+ 9.6%	\$279,900	\$304,900	+ 8.9%
Inventory of Homes for Sale	1,777	1,084	- 39.0%	--	--	--
Months Supply of Inventory	2.6	1.6	- 38.5%	--	--	--
Cumulative Days on Market Until Sale	73	53	- 27.4%	76	66	- 13.2%
Percent of Original List Price Received*	97.2%	98.9%	+ 1.7%	95.9%	97.1%	+ 1.3%
New Listings	1,165	644	- 44.7%	3,213	2,847	- 11.4%

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

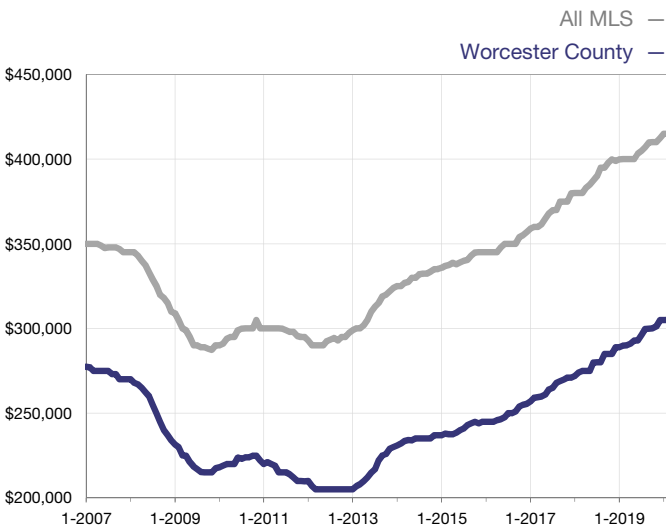
Condominium Properties

Key Metrics	April			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	157	113	- 28.0%	515	507	- 1.6%
Closed Sales	130	103	- 20.8%	436	425	- 2.5%
Median Sales Price*	\$232,500	\$249,900	+ 7.5%	\$211,000	\$235,000	+ 11.4%
Inventory of Homes for Sale	325	224	- 31.1%	--	--	--
Months Supply of Inventory	2.2	1.6	- 27.3%	--	--	--
Cumulative Days on Market Until Sale	61	63	+ 3.3%	64	62	- 3.1%
Percent of Original List Price Received*	99.5%	99.1%	- 0.4%	98.1%	98.3%	+ 0.2%
New Listings	186	124	- 33.3%	632	595	- 5.9%

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

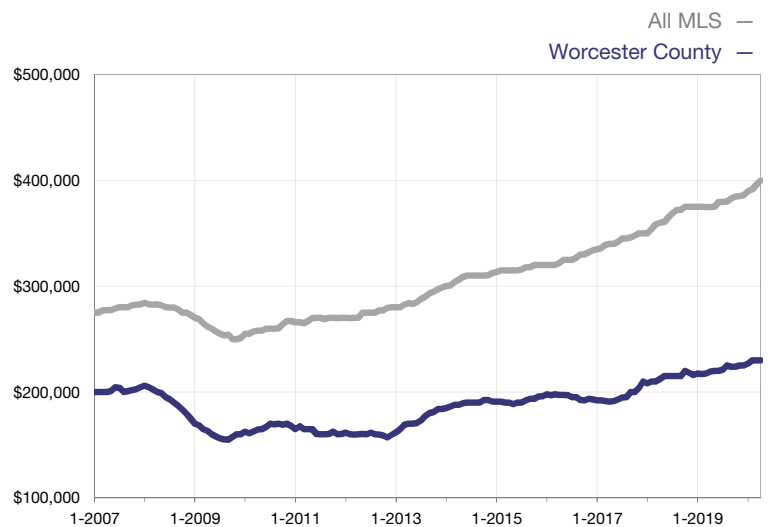
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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