

Local Market Update – January 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Worcester County

Single-Family Properties

Key Metrics	January			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	491	577	+ 17.5%	491	577	+ 17.5%
Closed Sales	469	499	+ 6.4%	469	499	+ 6.4%
Median Sales Price*	\$265,000	\$299,900	+ 13.2%	\$265,000	\$299,900	+ 13.2%
Inventory of Homes for Sale	1,666	1,057	- 36.6%	--	--	--
Months Supply of Inventory	2.4	1.5	- 37.5%	--	--	--
Cumulative Days on Market Until Sale	74	68	- 8.1%	74	68	- 8.1%
Percent of Original List Price Received*	94.3%	95.7%	+ 1.5%	94.3%	95.7%	+ 1.5%
New Listings	613	581	- 5.2%	613	581	- 5.2%

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

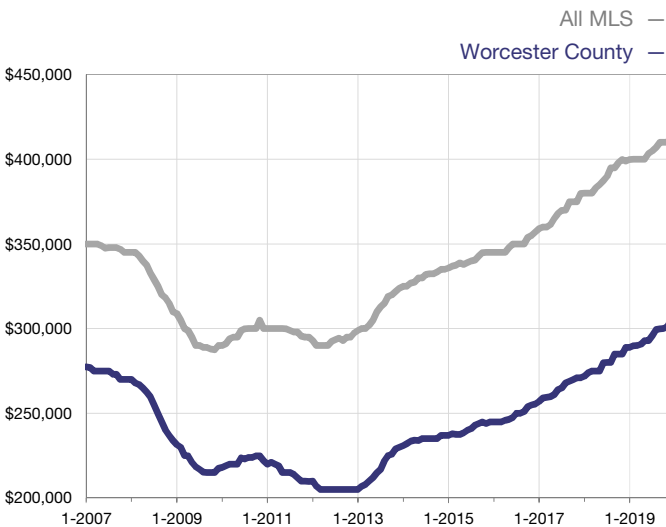
Condominium Properties

Key Metrics	January			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	117	144	+ 23.1%	117	144	+ 23.1%
Closed Sales	97	96	- 1.0%	97	96	- 1.0%
Median Sales Price*	\$205,000	\$238,000	+ 16.1%	\$205,000	\$238,000	+ 16.1%
Inventory of Homes for Sale	287	207	- 27.9%	--	--	--
Months Supply of Inventory	2.0	1.5	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	55	51	- 7.3%	55	51	- 7.3%
Percent of Original List Price Received*	97.8%	98.0%	+ 0.2%	97.8%	98.0%	+ 0.2%
New Listings	129	144	+ 11.6%	129	144	+ 11.6%

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

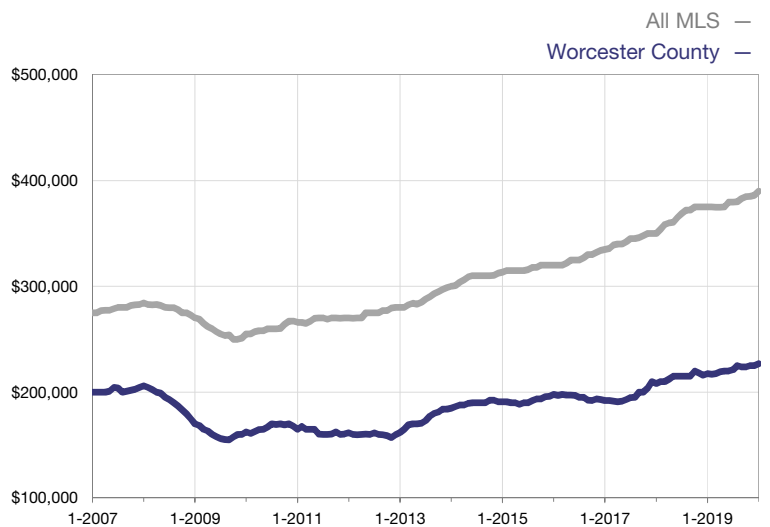
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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