

Local Market Update – March 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Worcester County

Single-Family Properties

Key Metrics	March			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	713	783	+ 9.8%	1,705	1,888	+ 10.7%
Closed Sales	513	502	- 2.1%	1,392	1,416	+ 1.7%
Median Sales Price*	\$277,500	\$315,000	+ 13.5%	\$275,000	\$299,900	+ 9.1%
Inventory of Homes for Sale	1,579	1,084	- 31.3%	--	--	--
Months Supply of Inventory	2.3	1.6	- 30.4%	--	--	--
Cumulative Days on Market Until Sale	77	72	- 6.5%	77	70	- 9.1%
Percent of Original List Price Received*	96.8%	97.1%	+ 0.3%	95.3%	96.4%	+ 1.2%
New Listings	871	934	+ 7.2%	2,048	2,204	+ 7.6%

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

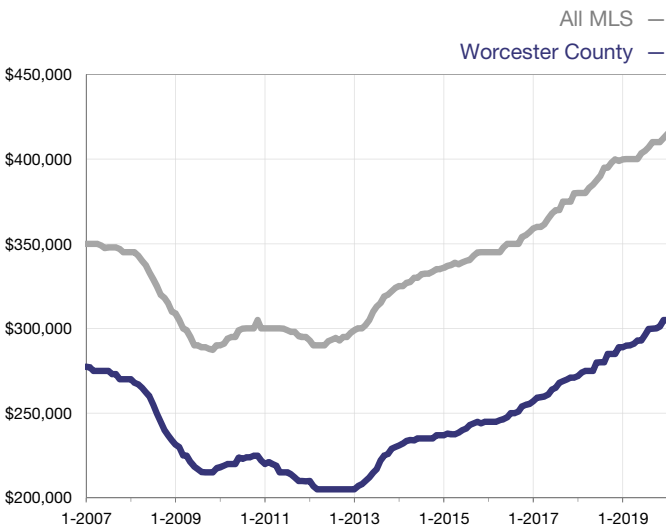
Condominium Properties

Key Metrics	March			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	135	134	- 0.7%	358	408	+ 14.0%
Closed Sales	108	115	+ 6.5%	306	320	+ 4.6%
Median Sales Price*	\$214,250	\$230,000	+ 7.4%	\$205,000	\$230,000	+ 12.2%
Inventory of Homes for Sale	317	221	- 30.3%	--	--	--
Months Supply of Inventory	2.2	1.5	- 31.8%	--	--	--
Cumulative Days on Market Until Sale	66	60	- 9.1%	66	62	- 6.1%
Percent of Original List Price Received*	97.3%	99.0%	+ 1.7%	97.6%	98.1%	+ 0.5%
New Listings	186	177	- 4.8%	446	470	+ 5.4%

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

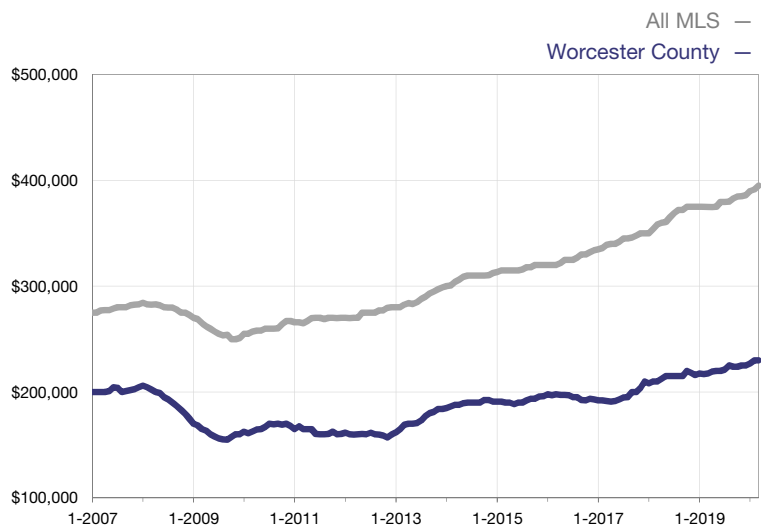
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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