

Local Market Update – November 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Worcester County

Single-Family Properties

Key Metrics	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	581	708	+ 21.9%	7,900	8,370	+ 5.9%
Closed Sales	686	773	+ 12.7%	7,613	7,611	- 0.0%
Median Sales Price*	\$300,500	\$350,000	+ 16.5%	\$303,800	\$339,275	+ 11.7%
Inventory of Homes for Sale	1,870	690	- 63.1%	--	--	--
Months Supply of Inventory	2.7	1.0	- 63.0%	--	--	--
Cumulative Days on Market Until Sale	59	33	- 44.1%	58	48	- 17.2%
Percent of Original List Price Received*	96.6%	100.8%	+ 4.3%	97.4%	99.3%	+ 2.0%
New Listings	604	599	- 0.8%	10,217	9,225	- 9.7%

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

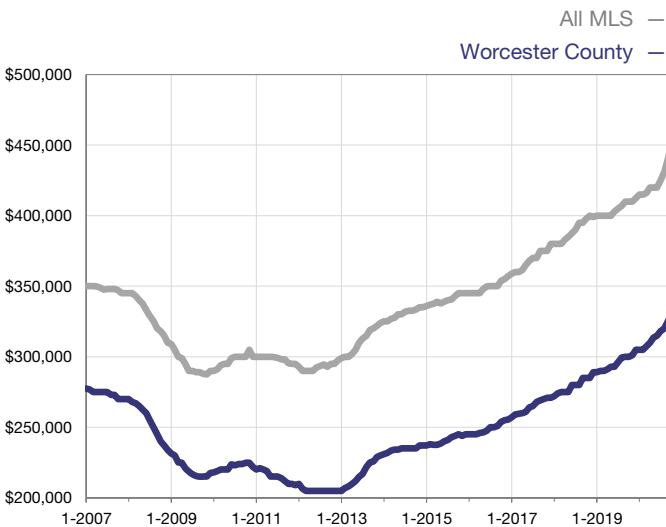
Condominium Properties

Key Metrics	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	107	128	+ 19.6%	1,621	1,702	+ 5.0%
Closed Sales	145	157	+ 8.3%	1,569	1,554	- 1.0%
Median Sales Price*	\$235,000	\$261,000	+ 11.1%	\$226,000	\$250,000	+ 10.6%
Inventory of Homes for Sale	332	152	- 54.2%	--	--	--
Months Supply of Inventory	2.3	1.1	- 52.2%	--	--	--
Cumulative Days on Market Until Sale	55	31	- 43.6%	53	49	- 7.5%
Percent of Original List Price Received*	98.8%	100.0%	+ 1.2%	98.7%	99.3%	+ 0.6%
New Listings	120	121	+ 0.8%	1,988	1,860	- 6.4%

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

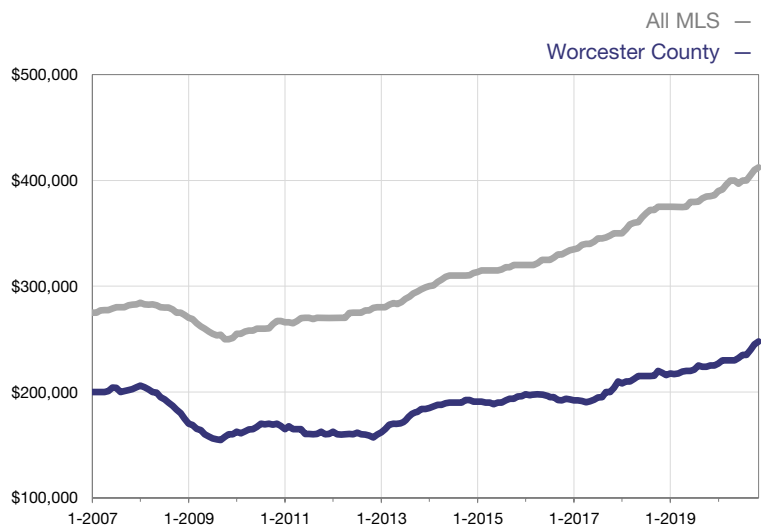
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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