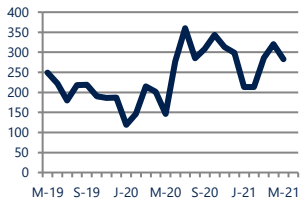




Focus On: Worcester County Housing Market

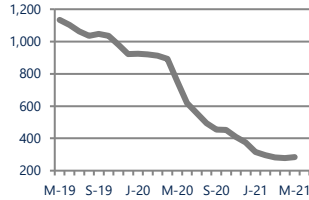
May 2021

**Units Sold**  
283



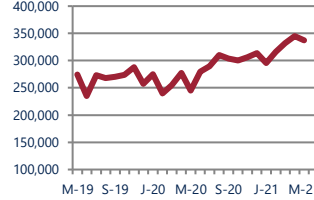
Up  
Vs. Year Ago

**Active Inventory**  
284



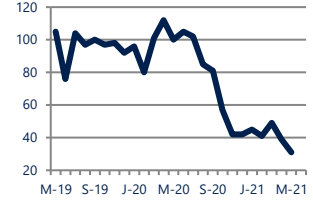
Down -62%  
Vs. Year Ago

**Median Sale Price**  
\$337,500



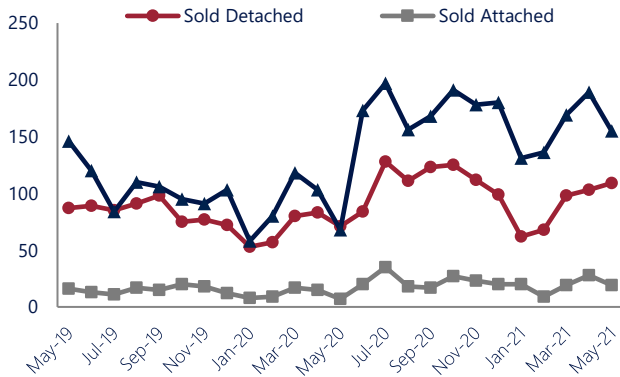
Up  
Vs. Year Ago

**Days On Market**  
31



Down -69%  
Vs. Year Ago

**Units Sold\***



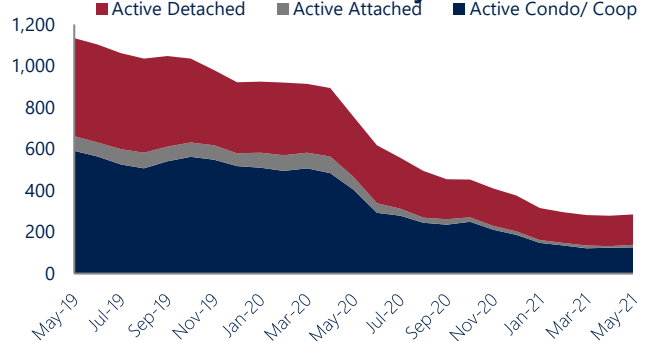
**Units Sold**

There was a decrease in total units sold in May, with 283 sold this month in Worcester County. This month's total units sold was higher than at this time last year.

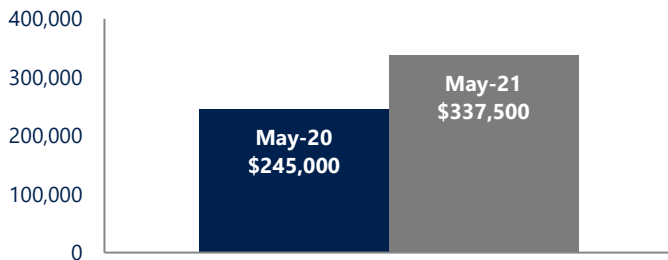
**Active Inventory**

Versus last year, the total number of homes available this month is lower by 471 units or 62%. The total number of active inventory this May was 284 compared to 755 in May 2020. This month's total of 284 is higher than the previous month's total supply of available inventory of 278, an increase of 2%.

**Active Inventory\***



**Median Sale Price**



**Median Sale Price**

Last May, the median sale price for Worcester County Homes was \$245,000. This May, the median sale price was \$337,500, an increase of \$92,500 compared to last year. The current median sold price is lower than in April.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.



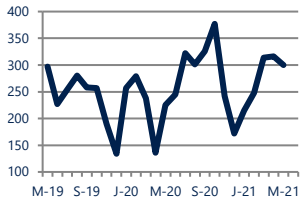
\*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by BRIGHTMLS and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of BRIGHTMLS or Long & Foster Real Estate, Inc.





### New Listings

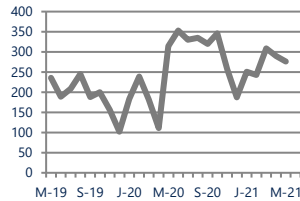
300



**Up 33%**  
Vs. Year Ago

### Current Contracts

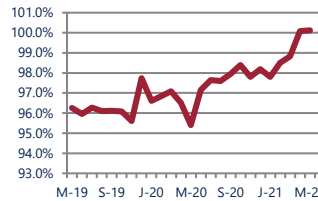
276



**Down -12%**  
Vs. Year Ago

### Sold Vs. List Price

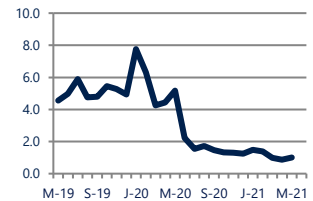
100.1%



**Up 4.9%**  
Vs. Year Ago

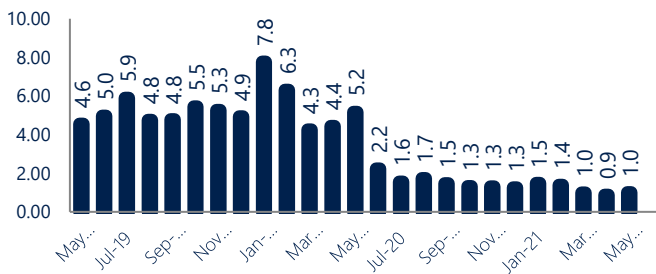
### Months of Supply

1.0



**Down -81%**  
Vs. Year Ago

### Months Of Supply



### New Listings & Current Contracts

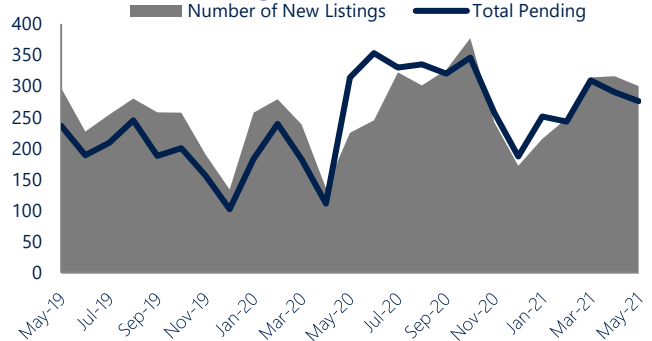
This month there were 300 homes newly listed for sale in Worcester County compared to 225 in May 2020, an increase of 33%. There were 276 current contracts pending sale this May compared to 314 a year ago. The number of current contracts is 12% lower than last May.

### Months of Supply

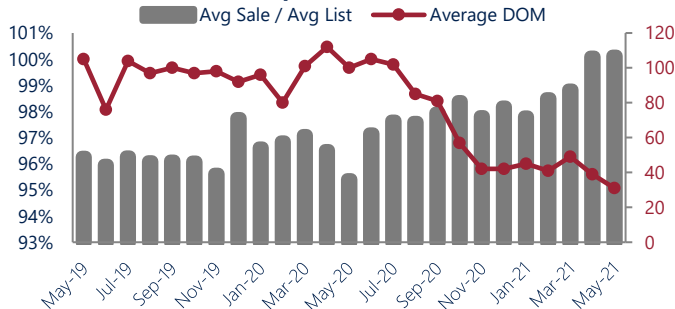
In May, there was 1.0 months of supply available in Worcester County, compared to 5.2 in May 2020. That is a decrease of 81% versus a year ago.

Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In May, the average sale price in Worcester County was 100.1% of the average list price, which is 4.7% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 31, lower than the average last year, which was 100, a decrease of 69%.



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