

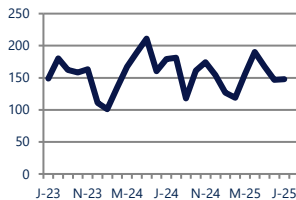
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **WORCESTER COUNTY HOUSING MARKET**

JULY 2025

Units Sold

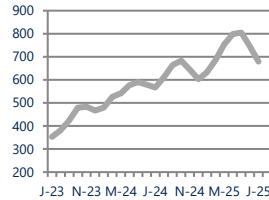
148



Down -17%
Vs. Year Ago

Active Inventory

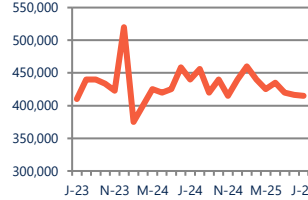
679



Up 20%
Vs. Year Ago

Median Sale Price

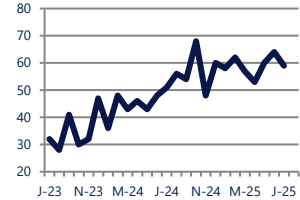
\$415,000



Down -6%
Vs. Year Ago

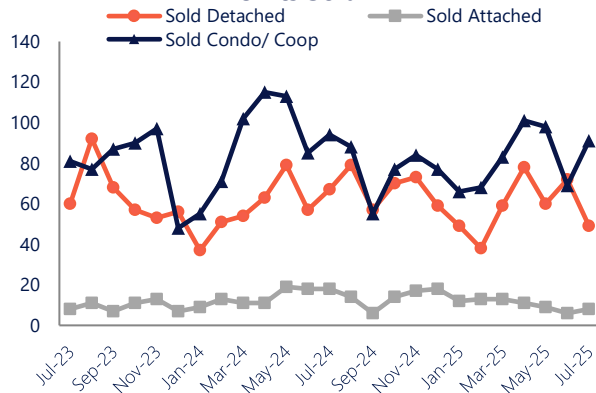
Days On Market

59



Up 16%
Vs. Year Ago

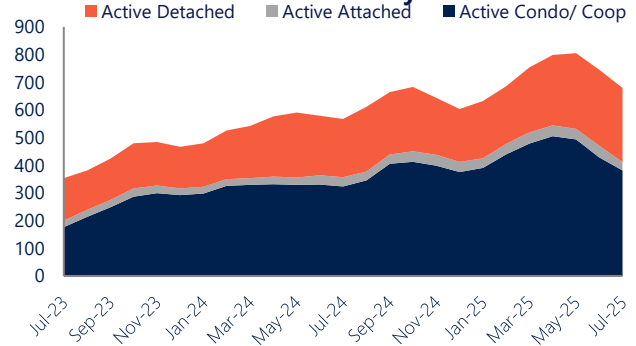
Units Sold*



Units Sold

There was an increase in total units sold in July, with 148 sold this month in Worcester County versus 147 last month, an increase of 1%. This month's total units sold was lower than at this time last year, a decrease of 17% versus July 2024.

Active Inventory*



Active Inventory

Versus last year, the total number of homes available this month is higher by 112 units or 20%. The total number of active inventory this July was 679 compared to 567 in July 2024. This month's total of 679 is lower than the previous month's total supply of available inventory of 745, a decrease of 9%.

Median Sale Price



Median Sale Price

Last July, the median sale price for Worcester County Homes was \$440,000. This July, the median sale price was \$415,000, a decrease of 6% or \$25,000 compared to last year. The current median sold price is approximately the same as the median price in June.

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

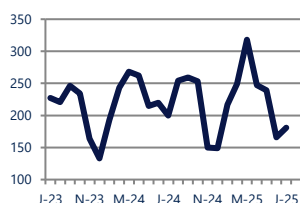
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **WORCESTER COUNTY HOUSING MARKET**

JULY 2025

New Listings

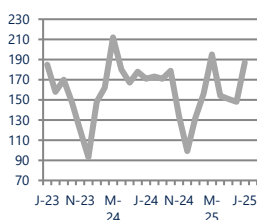
181



Down -9%
Vs. Year Ago

Current Contracts

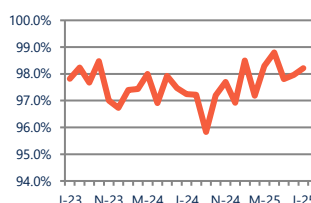
187



Up 9%
Vs. Year Ago

Sold Vs. List Price

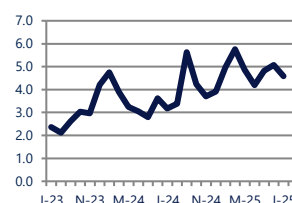
98.2%



Up 1%
Vs. Year Ago

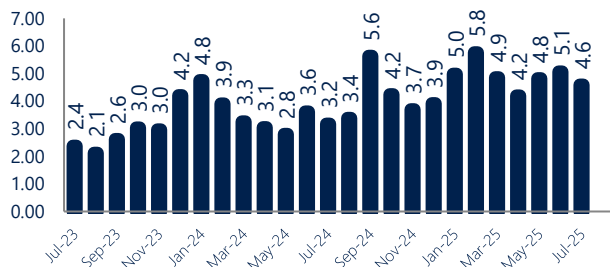
Months of Supply

4.6



Up 45%
Vs. Year Ago

Months Of Supply



Months of Supply

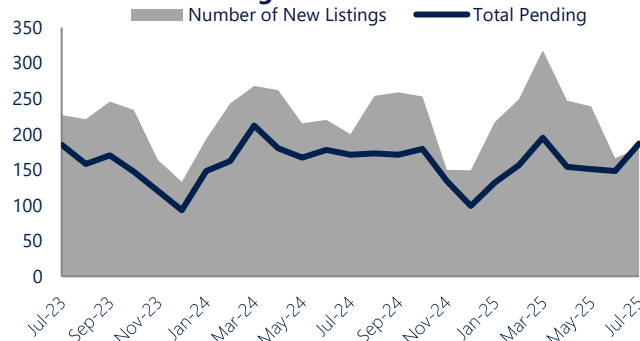
In July, there was 4.6 months of supply available in Worcester County, compared to 3.2 in July 2024. That is an increase of 45% versus a year ago.

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.

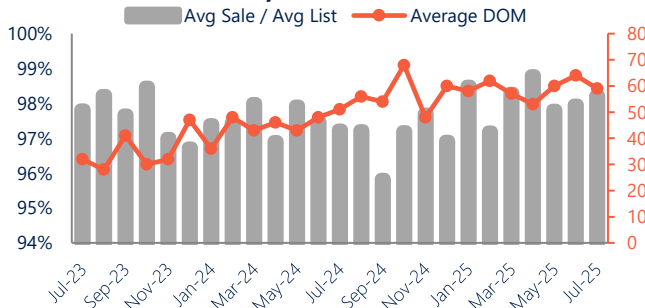
New Listings & Current Contracts

This month there were 181 homes newly listed for sale in Worcester County compared to 200 in July 2024, a decrease of 10%. There were 187 current contracts pending sale this July compared to 171 a year ago. The number of current contracts is 9% higher than last July.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In July, the average sale price in Worcester County was 98.2% of the average list price, which is 1.0% higher than at this time last year.

Days On Market

This month, the average number of days on market was 59, higher than the average last year, which was 51, an increase of 16%.