

Local Market Update – April 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Winchendon

Single-Family Properties

Key Metrics	April			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	8	6	- 25.0%	32	29	- 9.4%
Closed Sales	11	6	- 45.5%	49	31	- 36.7%
Median Sales Price*	\$300,000	\$242,500	- 19.2%	\$289,900	\$295,000	+ 1.8%
Inventory of Homes for Sale	8	13	+ 62.5%	--	--	--
Months Supply of Inventory	0.6	1.3	+ 116.7%	--	--	--
Cumulative Days on Market Until Sale	23	56	+ 143.5%	33	36	+ 9.1%
Percent of Original List Price Received*	100.9%	97.0%	- 3.9%	102.1%	99.2%	- 2.8%
New Listings	10	8	- 20.0%	31	35	+ 12.9%

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

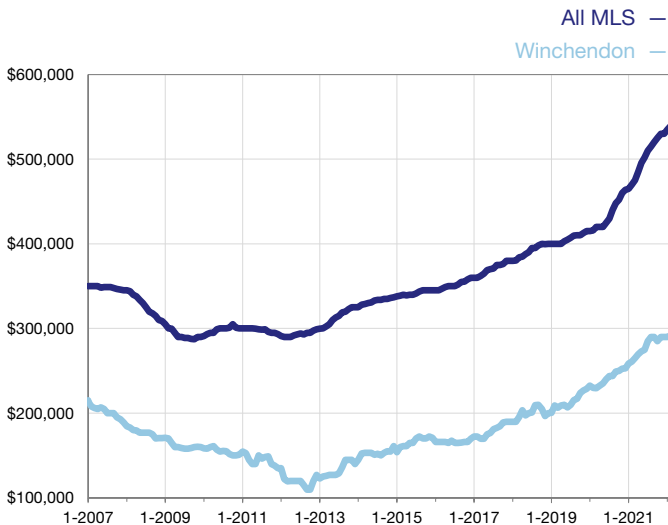
Condominium Properties

Key Metrics	April			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	0	0	--	1	2	+ 100.0%
Closed Sales	1	0	- 100.0%	1	1	0.0%
Median Sales Price*	\$137,000	\$0	- 100.0%	\$137,000	\$155,000	+ 13.1%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	4	0	- 100.0%	4	20	+ 400.0%
Percent of Original List Price Received*	109.6%	0.0%	- 100.0%	109.6%	106.9%	- 2.5%
New Listings	0	0	--	1	2	+ 100.0%

* 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

