

# Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Winchendon

### Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	10	11	+ 10.0%	125	97	- 22.4%
Closed Sales	13	7	- 46.2%	136	99	- 27.2%
Median Sales Price*	\$296,000	<b>\$295,000</b>	- 0.3%	\$289,950	<b>\$345,000</b>	+ 19.0%
Inventory of Homes for Sale	14	14	0.0%	--	--	--
Months Supply of Inventory	1.3	1.7	+ 30.8%	--	--	--
Cumulative Days on Market Until Sale	40	48	+ 20.0%	28	30	+ 7.1%
Percent of Original List Price Received*	97.5%	92.7%	- 4.9%	101.8%	100.2%	- 1.6%
New Listings	4	7	+ 75.0%	133	125	- 6.0%

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

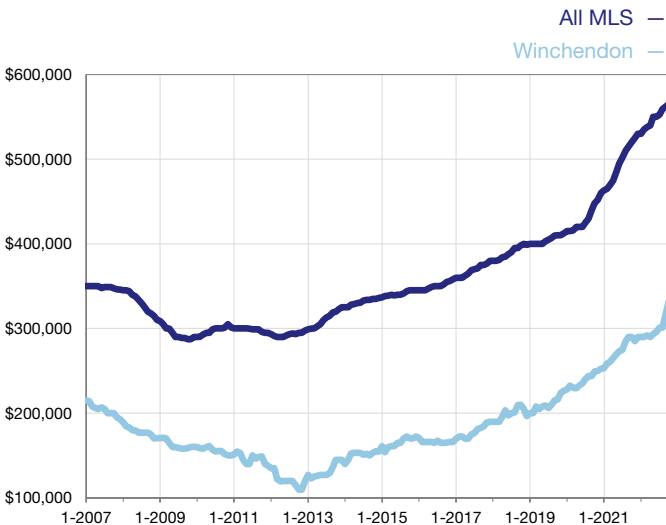
### Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	1	0	- 100.0%	2	5	+ 150.0%
Closed Sales	0	1	--	1	6	+ 500.0%
Median Sales Price*	\$0	<b>\$135,000</b>	--	\$137,000	<b>\$153,000</b>	+ 11.7%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	6	--	4	15	+ 275.0%
Percent of Original List Price Received*	0.0%	96.4%	--	109.6%	105.6%	- 3.6%
New Listings	1	0	- 100.0%	2	5	+ 150.0%

\* 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

