

Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Winchester

Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	13	7	- 46.2%	230	204	- 11.3%
Closed Sales	23	13	- 43.5%	236	211	- 10.6%
Median Sales Price*	\$1,305,000	\$1,300,000	- 0.4%	\$1,349,500	\$1,470,000	+ 8.9%
Inventory of Homes for Sale	7	10	+ 42.9%	--	--	--
Months Supply of Inventory	0.4	0.6	+ 50.0%	--	--	--
Cumulative Days on Market Until Sale	29	42	+ 44.8%	34	28	- 17.6%
Percent of Original List Price Received*	100.7%	102.7%	+ 2.0%	101.5%	103.9%	+ 2.4%
New Listings	3	5	+ 66.7%	262	267	+ 1.9%

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

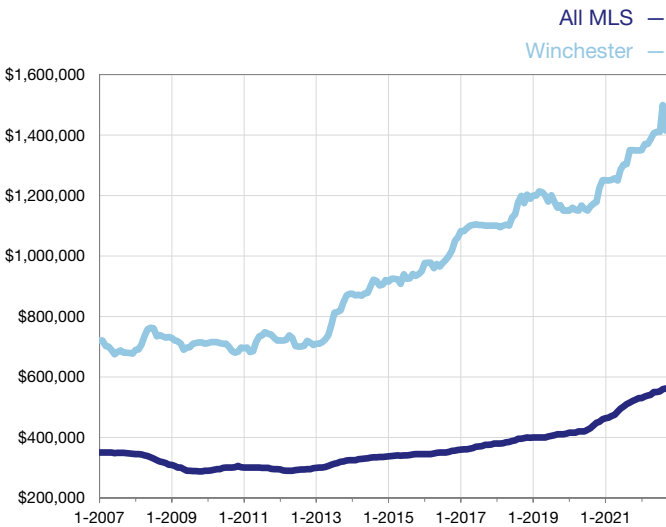
Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	6	2	- 66.7%	95	70	- 26.3%
Closed Sales	8	3	- 62.5%	96	76	- 20.8%
Median Sales Price*	\$650,000	\$1,475,000	+ 126.9%	\$700,044	\$761,500	+ 8.8%
Inventory of Homes for Sale	6	3	- 50.0%	--	--	--
Months Supply of Inventory	0.8	0.5	- 37.5%	--	--	--
Cumulative Days on Market Until Sale	21	12	- 42.9%	36	36	0.0%
Percent of Original List Price Received*	103.1%	104.8%	+ 1.6%	99.6%	99.6%	0.0%
New Listings	2	2	0.0%	117	82	- 29.9%

* 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

