

# Local Market Update – January 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Winchester

### Single-Family Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	8	+ 33.3%	6	8	+ 33.3%
Closed Sales	10	4	- 60.0%	10	4	- 60.0%
Median Sales Price*	\$1,305,000	\$1,070,000	- 18.0%	\$1,305,000	\$1,070,000	- 18.0%
Inventory of Homes for Sale	3	11	+ 266.7%	--	--	--
Months Supply of Inventory	0.2	0.6	+ 200.0%	--	--	--
Cumulative Days on Market Until Sale	33	40	+ 21.2%	33	40	+ 21.2%
Percent of Original List Price Received*	103.9%	93.3%	- 10.2%	103.9%	93.3%	- 10.2%
New Listings	6	11	+ 83.3%	6	11	+ 83.3%

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

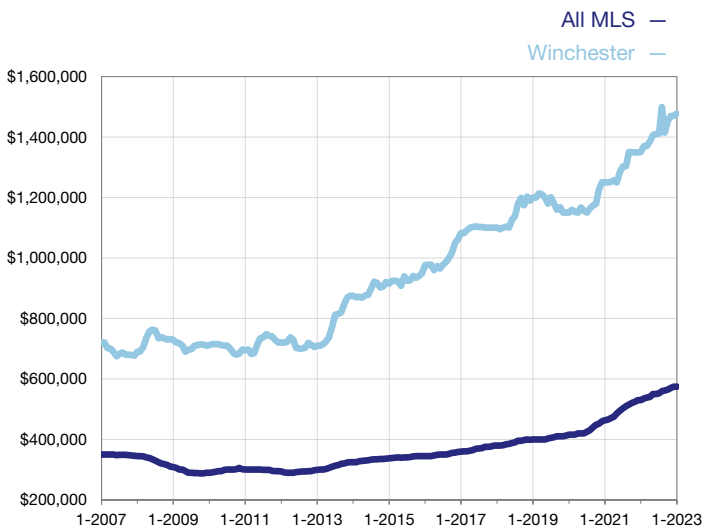
### Condominium Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	1	- 50.0%	2	1	- 50.0%
Closed Sales	5	2	- 60.0%	5	2	- 60.0%
Median Sales Price*	\$799,000	\$402,500	- 49.6%	\$799,000	\$402,500	- 49.6%
Inventory of Homes for Sale	10	4	- 60.0%	--	--	--
Months Supply of Inventory	1.3	0.7	- 46.2%	--	--	--
Cumulative Days on Market Until Sale	54	35	- 35.2%	54	35	- 35.2%
Percent of Original List Price Received*	96.5%	97.2%	+ 0.7%	96.5%	97.2%	+ 0.7%
New Listings	7	2	- 71.4%	7	2	- 71.4%

\* 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

