

Local Market Update – March 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Winchendon

Single-Family Properties

Key Metrics	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	15	11	- 26.7%	34	24	- 29.4%
Closed Sales	11	14	+ 27.3%	25	38	+ 52.0%
Median Sales Price*	\$215,900	\$284,950	+ 32.0%	\$240,000	\$284,950	+ 18.7%
Inventory of Homes for Sale	34	6	- 82.4%	--	--	--
Months Supply of Inventory	3.2	0.5	- 84.4%	--	--	--
Cumulative Days on Market Until Sale	42	42	0.0%	62	35	- 43.5%
Percent of Original List Price Received*	98.7%	101.1%	+ 2.4%	97.7%	102.5%	+ 4.9%
New Listings	22	9	- 59.1%	46	21	- 54.3%

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

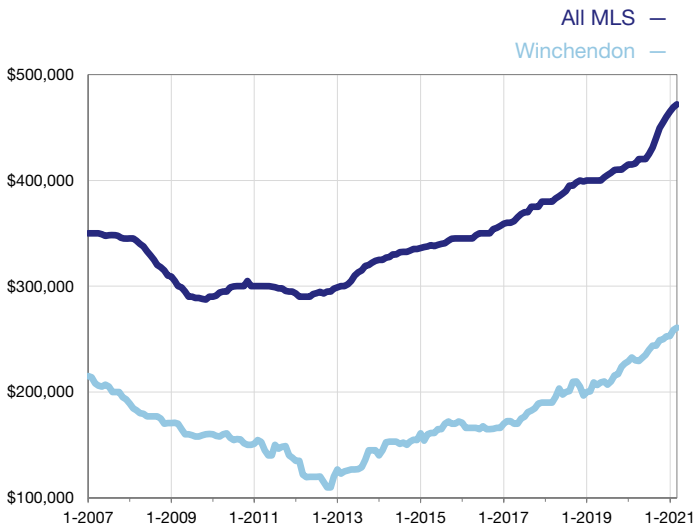
Condominium Properties

Key Metrics	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	0	1	--	0	1	--
Closed Sales	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	0	0	--
Percent of Original List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
New Listings	0	1	--	0	1	--

* 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

