

Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Winchendon

Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	16	9	- 43.8%	50	33	- 34.0%
Closed Sales	10	10	0.0%	35	48	+ 37.1%
Median Sales Price*	\$199,000	\$304,850	+ 53.2%	\$215,900	\$289,950	+ 34.3%
Inventory of Homes for Sale	28	6	- 78.6%	--	--	--
Months Supply of Inventory	2.5	0.5	- 80.0%	--	--	--
Cumulative Days on Market Until Sale	48	23	- 52.1%	58	33	- 43.1%
Percent of Original List Price Received*	90.4%	100.9%	+ 11.6%	95.6%	102.1%	+ 6.8%
New Listings	15	10	- 33.3%	61	31	- 49.2%

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

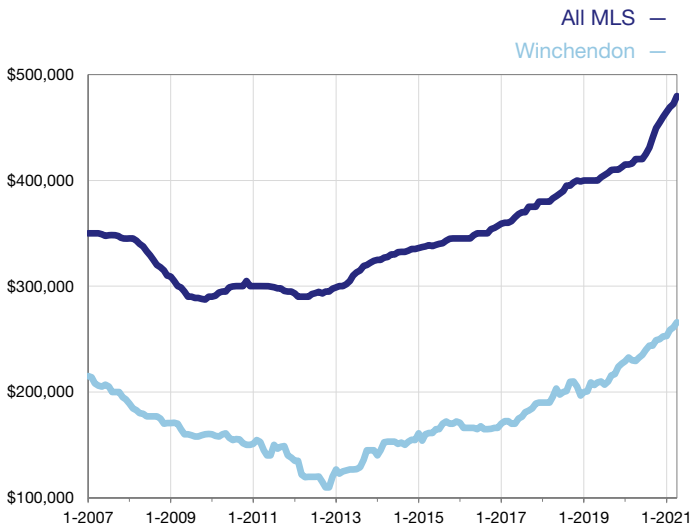
Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	0	0	--	0	1	--
Closed Sales	0	1	--	0	1	--
Median Sales Price*	\$0	\$137,000	--	\$0	\$137,000	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	4	--	0	4	--
Percent of Original List Price Received*	0.0%	109.6%	--	0.0%	109.6%	--
New Listings	0	0	--	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

