

Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Winchendon

Single-Family Properties

| Key Metrics | May | | | Year to Date | | |
|--|-----------|------------------|---------|--------------|------------------|---------|
| | 2020 | 2021 | + / - | 2020 | 2021 | + / - |
| Pending Sales | 17 | 8 | - 52.9% | 67 | 41 | - 38.8% |
| Closed Sales | 8 | 13 | + 62.5% | 43 | 62 | + 44.2% |
| Median Sales Price* | \$267,500 | \$290,000 | + 8.4% | \$230,000 | \$289,950 | + 26.1% |
| Inventory of Homes for Sale | 26 | 7 | - 73.1% | -- | -- | -- |
| Months Supply of Inventory | 2.4 | 0.5 | - 79.2% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 43 | 15 | - 65.1% | 55 | 29 | - 47.3% |
| Percent of Original List Price Received* | 99.1% | 103.8% | + 4.7% | 96.3% | 102.5% | + 6.4% |
| New Listings | 16 | 9 | - 43.8% | 77 | 40 | - 48.1% |

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

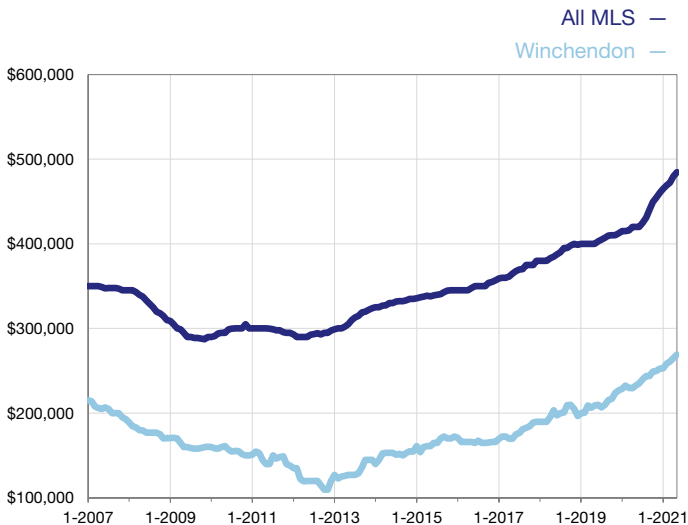
Condominium Properties

| Key Metrics | May | | | Year to Date | | |
|--|------|-------------|-------|--------------|------------------|-------|
| | 2020 | 2021 | + / - | 2020 | 2021 | + / - |
| Pending Sales | 0 | 0 | -- | 0 | 1 | -- |
| Closed Sales | 0 | 0 | -- | 0 | 1 | -- |
| Median Sales Price* | \$0 | \$0 | -- | \$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 | 0 | -- | 0 | 4 | -- |
| Percent of Original List Price Received* | 0.0% | 0.0% | -- | 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

