

Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Winchendon

Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	16	10	- 37.5%	115	87	- 24.3%
Closed Sales	8	3	- 62.5%	123	92	- 25.2%
Median Sales Price*	\$252,500	\$351,400	+ 39.2%	\$286,000	\$346,000	+ 21.0%
Inventory of Homes for Sale	22	18	- 18.2%	--	--	--
Months Supply of Inventory	2.0	2.2	+ 10.0%	--	--	--
Cumulative Days on Market Until Sale	54	35	- 35.2%	27	29	+ 7.4%
Percent of Original List Price Received*	101.0%	98.8%	- 2.2%	102.3%	100.8%	- 1.5%
New Listings	12	11	- 8.3%	129	118	- 8.5%

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

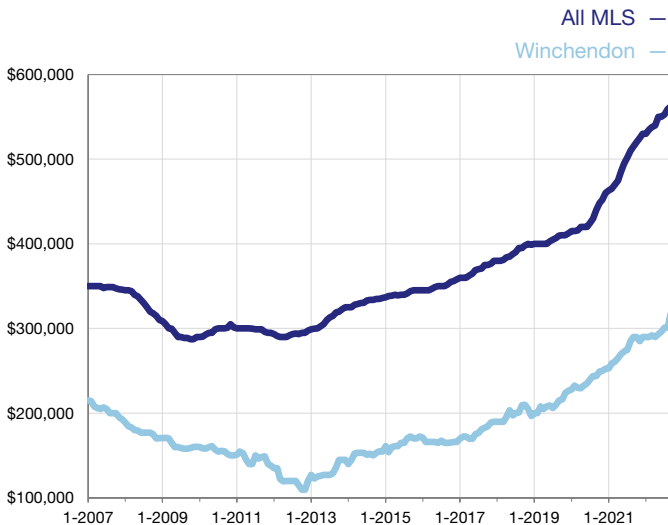
Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	0	1	--	1	5	+ 400.0%
Closed Sales	0	0	--	1	5	+ 400.0%
Median Sales Price*	\$0	\$0	--	\$137,000	\$155,000	+ 13.1%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	4	16	+ 300.0%
Percent of Original List Price Received*	0.0%	0.0%	--	109.6%	107.5%	- 1.9%
New Listings	0	1	--	1	5	+ 400.0%

* 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

