

Local Market Update – February 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Winchendon

Single-Family Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	10	+ 100.0%	10	13	+ 30.0%
Closed Sales	4	6	+ 50.0%	16	17	+ 6.3%
Median Sales Price*	\$332,500	\$348,750	+ 4.9%	\$332,500	\$378,000	+ 13.7%
Inventory of Homes for Sale	19	11	- 42.1%	--	--	--
Months Supply of Inventory	1.9	1.3	- 31.6%	--	--	--
Cumulative Days on Market Until Sale	31	23	- 25.8%	32	41	+ 28.1%
Percent of Original List Price Received*	94.1%	103.4%	+ 9.9%	99.1%	100.0%	+ 0.9%
New Listings	10	6	- 40.0%	15	13	- 13.3%

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

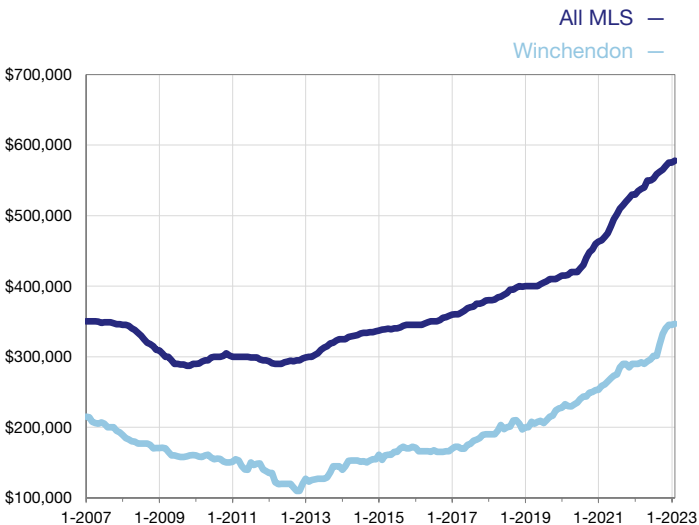
Condominium Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	0	0	--
Closed Sales	0	0	--	1	0	- 100.0%
Median Sales Price*	\$0	\$0	--	\$155,000	\$0	- 100.0%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	1.0	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	20	0	- 100.0%
Percent of Original List Price Received*	0.0%	0.0%	--	106.9%	0.0%	- 100.0%
New Listings	1	0	- 100.0%	1	0	- 100.0%

* 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

