

Local Market Update – February 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Winchester

Single-Family Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	11	10	- 9.1%	17	16	- 5.9%
Closed Sales	7	3	- 57.1%	17	7	- 58.8%
Median Sales Price*	\$1,500,000	\$1,150,000	- 23.3%	\$1,380,000	\$1,150,000	- 16.7%
Inventory of Homes for Sale	10	13	+ 30.0%	--	--	--
Months Supply of Inventory	0.5	0.8	+ 60.0%	--	--	--
Cumulative Days on Market Until Sale	31	59	+ 90.3%	32	48	+ 50.0%
Percent of Original List Price Received*	99.4%	94.0%	- 5.4%	102.1%	93.6%	- 8.3%
New Listings	21	10	- 52.4%	27	21	- 22.2%

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

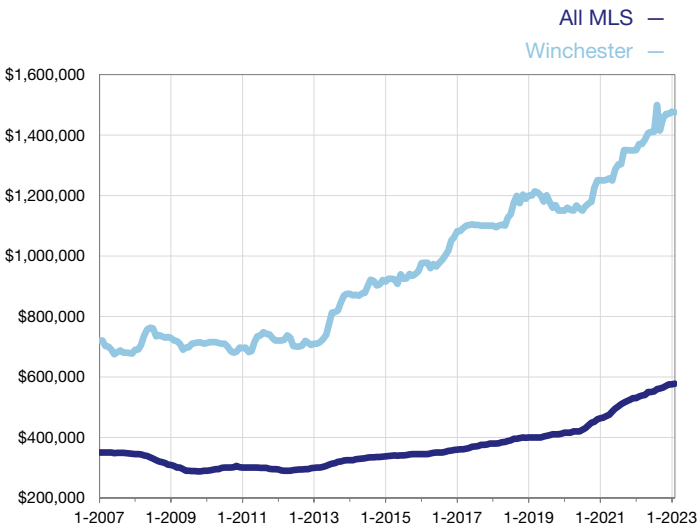
Condominium Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	7	1	- 85.7%	9	2	- 77.8%
Closed Sales	1	1	0.0%	6	3	- 50.0%
Median Sales Price*	\$1,652,000	\$890,000	- 46.1%	\$844,500	\$490,000	- 42.0%
Inventory of Homes for Sale	11	9	- 18.2%	--	--	--
Months Supply of Inventory	1.4	1.7	+ 21.4%	--	--	--
Cumulative Days on Market Until Sale	148	141	- 4.7%	70	70	0.0%
Percent of Original List Price Received*	97.8%	90.9%	- 7.1%	96.7%	95.1%	- 1.7%
New Listings	9	6	- 33.3%	16	8	- 50.0%

* 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

