

Local Market Update – March 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Winchendon

Single-Family Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	9	17	+ 88.9%	19	29	+ 52.6%
Closed Sales	9	6	- 33.3%	25	23	- 8.0%
Median Sales Price*	\$295,000	\$268,500	- 9.0%	\$330,000	\$360,500	+ 9.2%
Inventory of Homes for Sale	18	14	- 22.2%	--	--	--
Months Supply of Inventory	1.8	1.6	- 11.1%	--	--	--
Cumulative Days on Market Until Sale	31	36	+ 16.1%	32	39	+ 21.9%
Percent of Original List Price Received*	100.9%	97.9%	- 3.0%	99.8%	99.4%	- 0.4%
New Listings	12	21	+ 75.0%	27	34	+ 25.9%

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

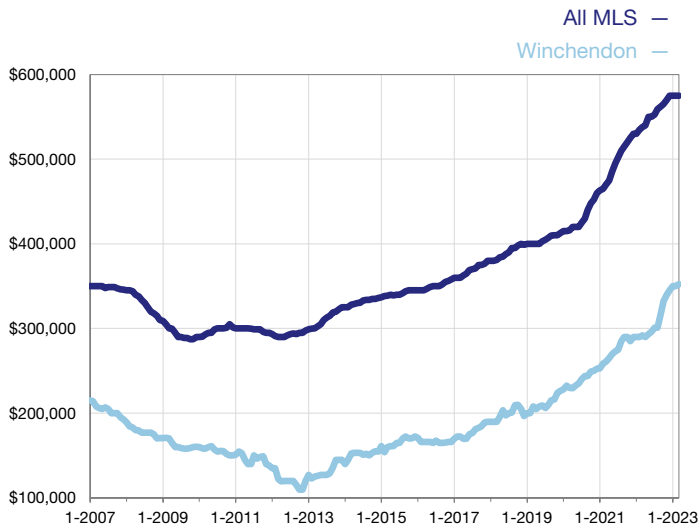
Condominium Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	0	- 100.0%	1	0	- 100.0%
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%	2	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

