

Local Market Update – March 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Winchester

Single-Family Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	20	15	- 25.0%	37	31	- 16.2%
Closed Sales	15	7	- 53.3%	32	14	- 56.3%
Median Sales Price*	\$1,570,000	\$1,730,000	+ 10.2%	\$1,499,000	\$1,262,500	- 15.8%
Inventory of Homes for Sale	33	23	- 30.3%	--	--	--
Months Supply of Inventory	1.8	1.4	- 22.2%	--	--	--
Cumulative Days on Market Until Sale	15	53	+ 253.3%	24	51	+ 112.5%
Percent of Original List Price Received*	109.3%	97.2%	- 11.1%	105.4%	95.4%	- 9.5%
New Listings	45	26	- 42.2%	72	47	- 34.7%

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

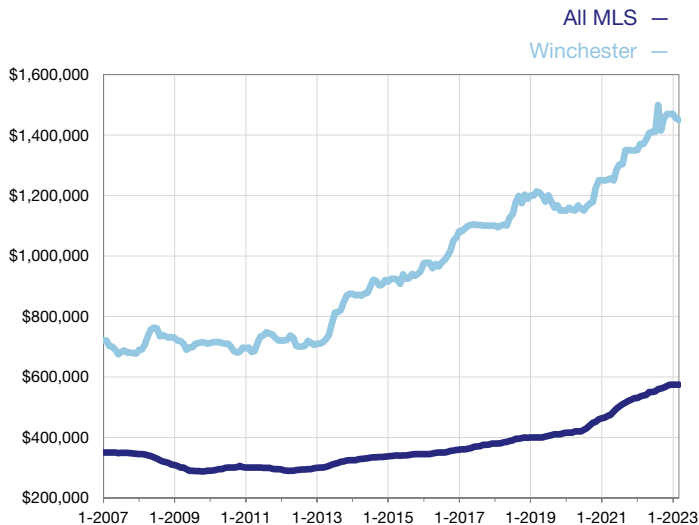
Condominium Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	10	8	- 20.0%	19	10	- 47.4%
Closed Sales	6	1	- 83.3%	12	4	- 66.7%
Median Sales Price*	\$902,500	\$762,000	- 15.6%	\$872,500	\$626,000	- 28.3%
Inventory of Homes for Sale	7	12	+ 71.4%	--	--	--
Months Supply of Inventory	0.9	2.4	+ 166.7%	--	--	--
Cumulative Days on Market Until Sale	29	14	- 51.7%	49	56	+ 14.3%
Percent of Original List Price Received*	105.0%	117.4%	+ 11.8%	100.9%	100.7%	- 0.2%
New Listings	7	11	+ 57.1%	23	19	- 17.4%

* 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

