

Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Winchendon

Single-Family Properties

| Key Metrics | April | | | Year to Date | | |
|--|-----------|-----------|----------|--------------|-----------|---------|
| | 2022 | 2023 | + / - | 2022 | 2023 | + / - |
| Pending Sales | 6 | 19 | + 216.7% | 25 | 43 | + 72.0% |
| Closed Sales | 6 | 11 | + 83.3% | 31 | 34 | + 9.7% |
| Median Sales Price* | \$242,500 | \$351,900 | + 45.1% | \$295,000 | \$356,500 | + 20.8% |
| Inventory of Homes for Sale | 17 | 6 | - 64.7% | -- | -- | -- |
| Months Supply of Inventory | 1.8 | 0.6 | - 66.7% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 49 | 46 | - 6.1% | 35 | 42 | + 20.0% |
| Percent of Original List Price Received* | 97.0% | 98.3% | + 1.3% | 99.2% | 99.1% | - 0.1% |
| New Listings | 7 | 8 | + 14.3% | 34 | 42 | + 23.5% |

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

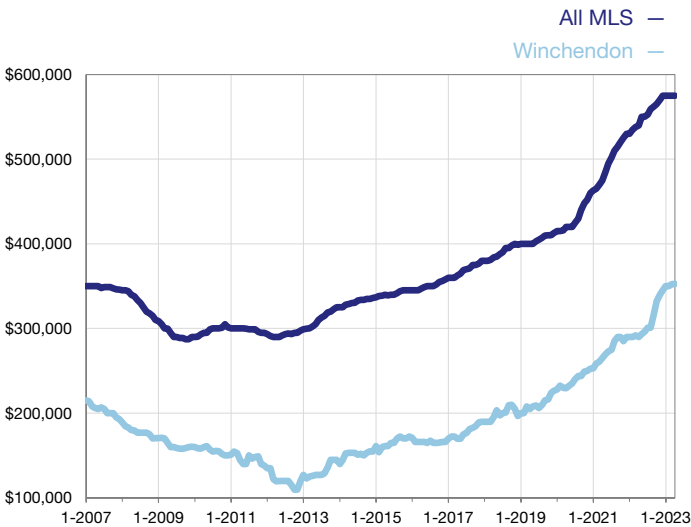
Condominium Properties

| Key Metrics | April | | | Year to Date | | |
|--|-------|------|----------|--------------|------|----------|
| | 2022 | 2023 | + / - | 2022 | 2023 | + / - |
| Pending Sales | 1 | 0 | - 100.0% | 2 | 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 | 0 | 0 | -- | -- | -- | -- |
| Months Supply of Inventory | 0.0 | 0.0 | -- | -- | -- | -- |
| 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 | 0 | 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

