

# Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Winchester

### Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	33	16	- 51.5%	70	46	- 34.3%
Closed Sales	13	17	+ 30.8%	45	30	- 33.3%
Median Sales Price*	\$1,480,000	<b>\$1,655,000</b>	+ 11.8%	\$1,498,000	<b>\$1,362,500</b>	- 9.0%
Inventory of Homes for Sale	27	27	0.0%	--	--	--
Months Supply of Inventory	1.5	1.8	+ 20.0%	--	--	--
Cumulative Days on Market Until Sale	13	23	+ 76.9%	21	33	+ 57.1%
Percent of Original List Price Received*	109.3%	<b>103.0%</b>	- 5.8%	106.5%	<b>100.3%</b>	- 5.8%
New Listings	30	20	- 33.3%	102	66	- 35.3%

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

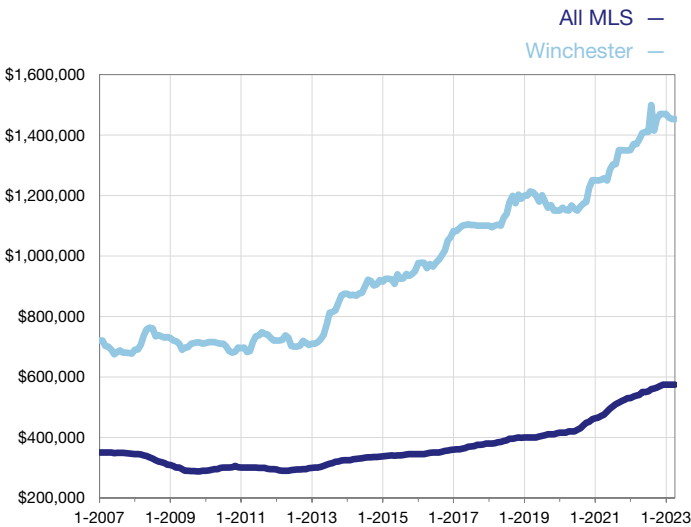
### Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	7	+ 40.0%	24	16	- 33.3%
Closed Sales	12	7	- 41.7%	24	11	- 54.2%
Median Sales Price*	\$761,500	<b>\$730,000</b>	- 4.1%	\$827,000	<b>\$730,000</b>	- 11.7%
Inventory of Homes for Sale	9	11	+ 22.2%	--	--	--
Months Supply of Inventory	1.2	2.0	+ 66.7%	--	--	--
Cumulative Days on Market Until Sale	47	15	- 68.1%	48	30	- 37.5%
Percent of Original List Price Received*	103.5%	<b>103.0%</b>	- 0.5%	102.2%	<b>102.1%</b>	- 0.1%
New Listings	8	8	0.0%	31	27	- 12.9%

\* 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

