

Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Winchendon

Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	7	11	+ 57.1%	32	50	+ 56.3%
Closed Sales	7	9	+ 28.6%	38	44	+ 15.8%
Median Sales Price*	\$380,000	\$350,000	- 7.9%	\$313,000	\$352,200	+ 12.5%
Inventory of Homes for Sale	23	17	- 26.1%	--	--	--
Months Supply of Inventory	2.4	1.8	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	20	26	+ 30.0%	32	39	+ 21.9%
Percent of Original List Price Received*	105.7%	100.9%	- 4.5%	100.4%	99.5%	- 0.9%
New Listings	17	19	+ 11.8%	50	61	+ 22.0%

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

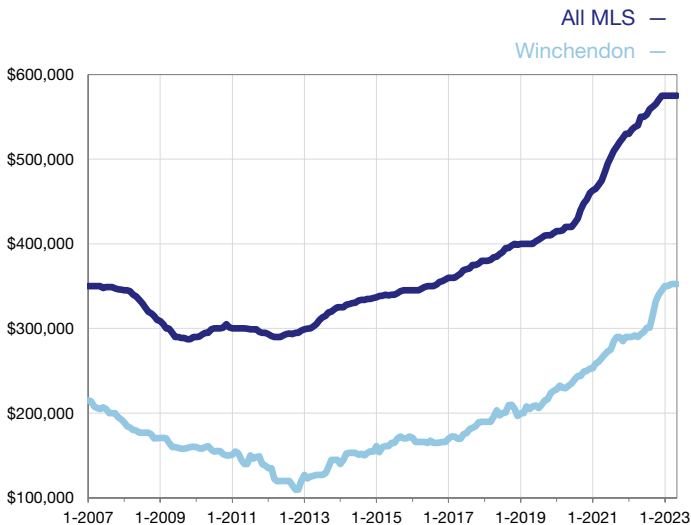
Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	2	0	- 100.0%
Closed Sales	2	0	- 100.0%	3	0	- 100.0%
Median Sales Price*	\$151,450	\$0	- 100.0%	\$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	16	0	- 100.0%	17	0	- 100.0%
Percent of Original List Price Received*	104.3%	0.0%	- 100.0%	105.2%	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

