

Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Winchester

Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	32	23	- 28.1%	102	67	- 34.3%
Closed Sales	26	15	- 42.3%	71	45	- 36.6%
Median Sales Price*	\$1,510,163	\$1,600,000	+ 5.9%	\$1,500,000	\$1,555,000	+ 3.7%
Inventory of Homes for Sale	21	30	+ 42.9%	--	--	--
Months Supply of Inventory	1.1	2.2	+ 100.0%	--	--	--
Cumulative Days on Market Until Sale	14	30	+ 114.3%	18	32	+ 77.8%
Percent of Original List Price Received*	108.3%	104.4%	- 3.6%	107.2%	101.6%	- 5.2%
New Listings	29	28	- 3.4%	124	93	- 25.0%

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

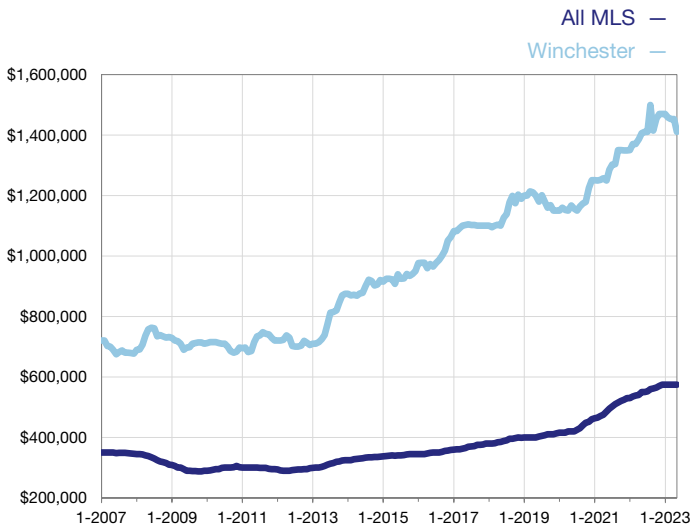
Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	8	5	- 37.5%	32	21	- 34.4%
Closed Sales	5	6	+ 20.0%	29	17	- 41.4%
Median Sales Price*	\$850,000	\$950,000	+ 11.8%	\$850,000	\$730,000	- 14.1%
Inventory of Homes for Sale	10	11	+ 10.0%	--	--	--
Months Supply of Inventory	1.4	2.1	+ 50.0%	--	--	--
Cumulative Days on Market Until Sale	53	22	- 58.5%	49	27	- 44.9%
Percent of Original List Price Received*	99.2%	105.3%	+ 6.1%	101.6%	103.3%	+ 1.7%
New Listings	9	7	- 22.2%	39	30	- 23.1%

* 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

