

Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Winchester

Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	15	24	+ 60.0%	117	90	- 23.1%
Closed Sales	37	23	- 37.8%	108	68	- 37.0%
Median Sales Price*	\$1,700,000	\$1,542,500	- 9.3%	\$1,520,500	\$1,546,250	+ 1.7%
Inventory of Homes for Sale	30	24	- 20.0%	--	--	--
Months Supply of Inventory	1.7	1.6	- 5.9%	--	--	--
Cumulative Days on Market Until Sale	16	26	+ 62.5%	18	30	+ 66.7%
Percent of Original List Price Received*	108.3%	100.5%	- 7.2%	107.6%	101.3%	- 5.9%
New Listings	28	18	- 35.7%	152	110	- 27.6%

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

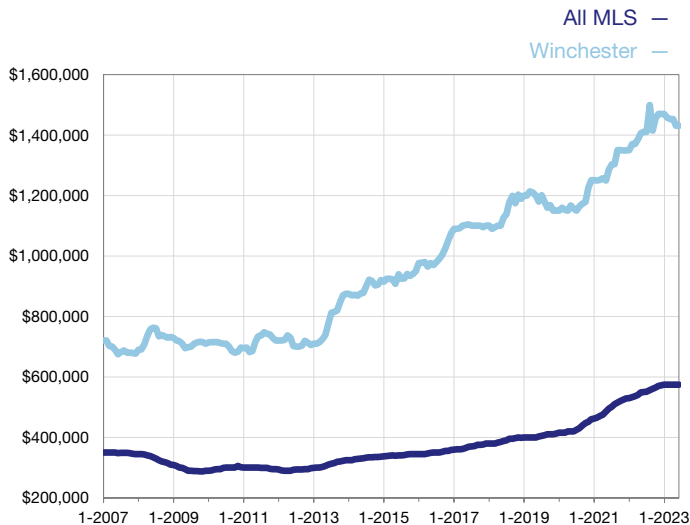
Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	11	9	- 18.2%	43	30	- 30.2%
Closed Sales	7	4	- 42.9%	36	21	- 41.7%
Median Sales Price*	\$575,000	\$734,000	+ 27.7%	\$770,000	\$730,000	- 5.2%
Inventory of Homes for Sale	9	10	+ 11.1%	--	--	--
Months Supply of Inventory	1.2	1.9	+ 58.3%	--	--	--
Cumulative Days on Market Until Sale	19	48	+ 152.6%	43	31	- 27.9%
Percent of Original List Price Received*	98.3%	102.7%	+ 4.5%	101.0%	103.1%	+ 2.1%
New Listings	11	9	- 18.2%	50	40	- 20.0%

* 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

