

# Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Winchendon

### Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	9	10	+ 11.1%	53	65	+ 22.6%
Closed Sales	10	4	- 60.0%	55	64	+ 16.4%
Median Sales Price*	\$336,500	<b>\$346,000</b>	+ 2.8%	\$335,000	<b>\$352,200</b>	+ 5.1%
Inventory of Homes for Sale	25	19	- 24.0%	--	--	--
Months Supply of Inventory	2.9	2.2	- 24.1%	--	--	--
Cumulative Days on Market Until Sale	19	23	+ 21.1%	28	33	+ 17.9%
Percent of Original List Price Received*	103.4%	98.5%	- 4.7%	101.2%	100.7%	- 0.5%
New Listings	13	14	+ 7.7%	79	83	+ 5.1%

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

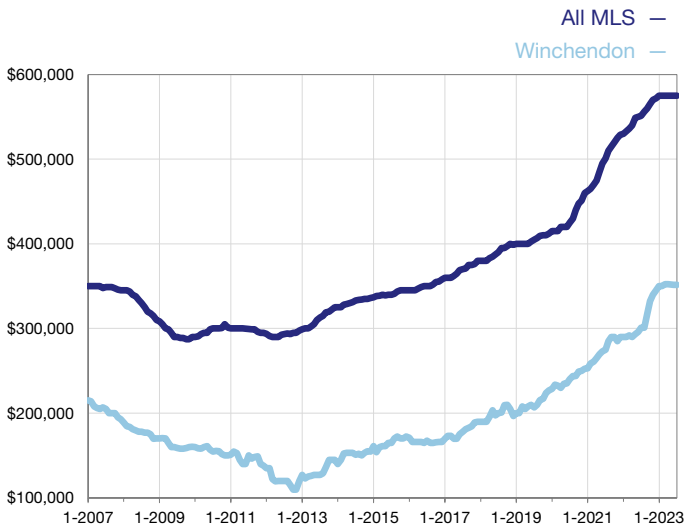
### Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	3	0	- 100.0%
Closed Sales	1	0	- 100.0%	4	0	- 100.0%
Median Sales Price*	\$151,000	<b>\$0</b>	- 100.0%	\$153,000	<b>\$0</b>	- 100.0%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	7	0	- 100.0%	15	0	- 100.0%
Percent of Original List Price Received*	124.3%	0.0%	- 100.0%	110.0%	0.0%	- 100.0%
New Listings	0	0	--	3	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

