

Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Winchester

Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	16	7	- 56.3%	133	95	- 28.6%
Closed Sales	15	20	+ 33.3%	123	88	- 28.5%
Median Sales Price*	\$1,950,000	\$1,588,000	- 18.6%	\$1,525,000	\$1,550,000	+ 1.6%
Inventory of Homes for Sale	40	28	- 30.0%	--	--	--
Months Supply of Inventory	2.3	2.0	- 13.0%	--	--	--
Cumulative Days on Market Until Sale	21	36	+ 71.4%	18	31	+ 72.2%
Percent of Original List Price Received*	106.7%	99.0%	- 7.2%	107.5%	100.7%	- 6.3%
New Listings	29	14	- 51.7%	181	123	- 32.0%

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

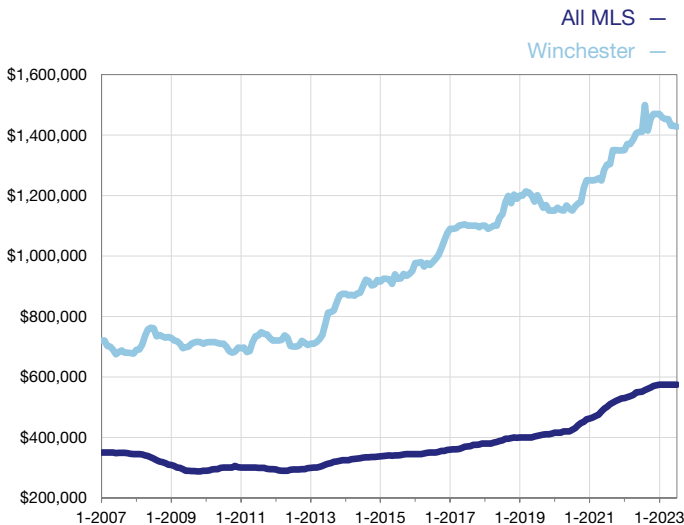
Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	6	0.0%	49	36	- 26.5%
Closed Sales	11	7	- 36.4%	47	28	- 40.4%
Median Sales Price*	\$715,000	\$1,100,000	+ 53.8%	\$765,000	\$763,000	- 0.3%
Inventory of Homes for Sale	15	4	- 73.3%	--	--	--
Months Supply of Inventory	2.1	0.8	- 61.9%	--	--	--
Cumulative Days on Market Until Sale	27	29	+ 7.4%	39	31	- 20.5%
Percent of Original List Price Received*	97.4%	98.7%	+ 1.3%	100.1%	102.0%	+ 1.9%
New Listings	13	3	- 76.9%	63	42	- 33.3%

* 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

