

Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Winchendon

Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	11	8	- 27.3%	64	72	+ 12.5%
Closed Sales	13	12	- 7.7%	68	76	+ 11.8%
Median Sales Price*	\$325,000	\$397,000	+ 22.2%	\$335,000	\$361,000	+ 7.8%
Inventory of Homes for Sale	20	25	+ 25.0%	--	--	--
Months Supply of Inventory	2.3	2.9	+ 26.1%	--	--	--
Cumulative Days on Market Until Sale	19	48	+ 152.6%	26	35	+ 34.6%
Percent of Original List Price Received*	103.4%	97.5%	- 5.7%	101.6%	100.2%	- 1.4%
New Listings	10	18	+ 80.0%	89	98	+ 10.1%

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

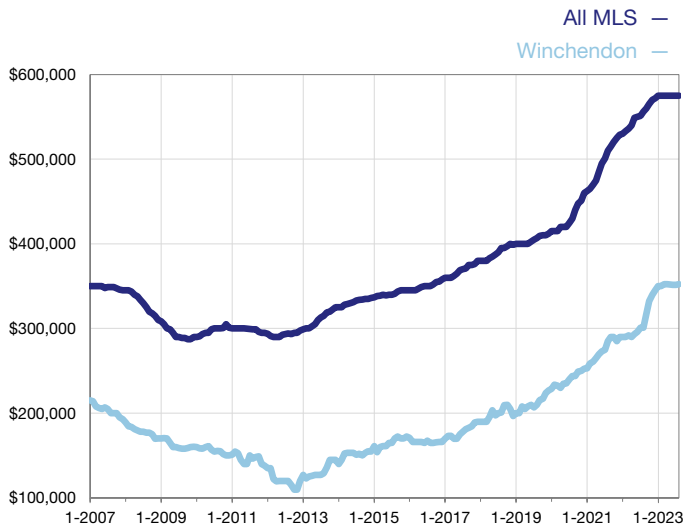
Condominium Properties

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

