

Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Winchester

Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	22	13	- 40.9%	155	109	- 29.7%
Closed Sales	25	13	- 48.0%	148	101	- 31.8%
Median Sales Price*	\$1,800,000	\$1,150,000	- 36.1%	\$1,567,500	\$1,475,000	- 5.9%
Inventory of Homes for Sale	29	19	- 34.5%	--	--	--
Months Supply of Inventory	1.6	1.5	- 6.3%	--	--	--
Cumulative Days on Market Until Sale	35	33	- 5.7%	21	32	+ 52.4%
Percent of Original List Price Received*	101.0%	98.0%	- 3.0%	106.4%	100.4%	- 5.6%
New Listings	15	9	- 40.0%	196	132	- 32.7%

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

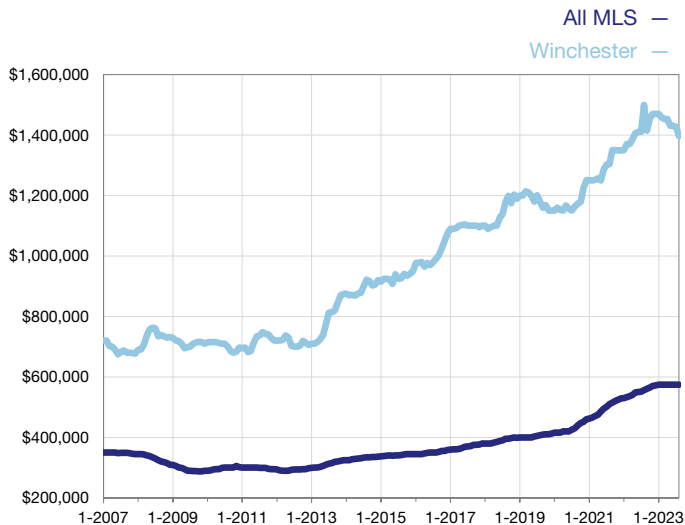
Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	11	4	- 63.6%	60	38	- 36.7%
Closed Sales	10	9	- 10.0%	57	37	- 35.1%
Median Sales Price*	\$613,500	\$820,000	+ 33.7%	\$750,000	\$768,000	+ 2.4%
Inventory of Homes for Sale	8	2	- 75.0%	--	--	--
Months Supply of Inventory	1.0	0.5	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	30	32	+ 6.7%	38	31	- 18.4%
Percent of Original List Price Received*	99.5%	101.7%	+ 2.2%	100.0%	102.0%	+ 2.0%
New Listings	6	2	- 66.7%	69	45	- 34.8%

* 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

