

Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Winchendon

Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	12	+ 100.0%	70	83	+ 18.6%
Closed Sales	10	8	- 20.0%	78	84	+ 7.7%
Median Sales Price*	\$417,500	\$314,750	- 24.6%	\$339,950	\$355,750	+ 4.6%
Inventory of Homes for Sale	22	26	+ 18.2%	--	--	--
Months Supply of Inventory	2.6	2.9	+ 11.5%	--	--	--
Cumulative Days on Market Until Sale	38	31	- 18.4%	27	35	+ 29.6%
Percent of Original List Price Received*	100.4%	102.2%	+ 1.8%	101.5%	100.4%	- 1.1%
New Listings	9	21	+ 133.3%	98	119	+ 21.4%

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

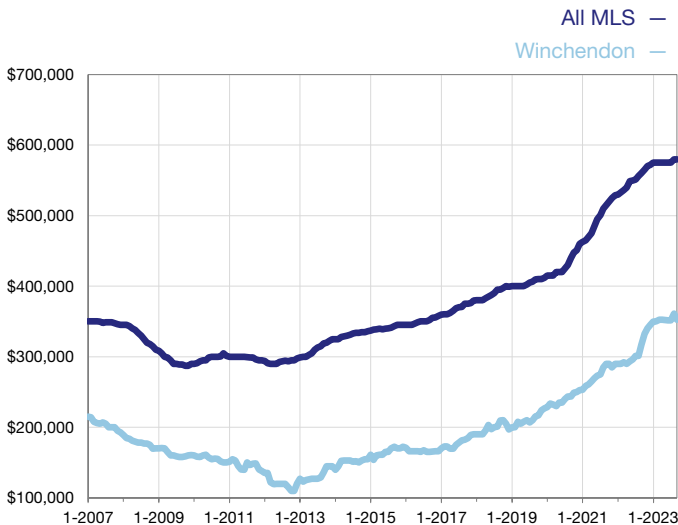
Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	4	0	- 100.0%
Closed Sales	1	0	- 100.0%	5	0	- 100.0%
Median Sales Price*	\$180,500	\$0	- 100.0%	\$155,000	\$0	- 100.0%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	22	0	- 100.0%	16	0	- 100.0%
Percent of Original List Price Received*	97.6%	0.0%	- 100.0%	107.5%	0.0%	- 100.0%
New Listings	0	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

