

Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Winchester

Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	16	12	- 25.0%	171	119	- 30.4%
Closed Sales	23	10	- 56.5%	171	111	- 35.1%
Median Sales Price*	\$1,230,000	\$1,292,500	+ 5.1%	\$1,520,000	\$1,460,000	- 3.9%
Inventory of Homes for Sale	36	36	0.0%	--	--	--
Months Supply of Inventory	2.0	2.9	+ 45.0%	--	--	--
Cumulative Days on Market Until Sale	41	28	- 31.7%	24	31	+ 29.2%
Percent of Original List Price Received*	97.6%	95.5%	- 2.2%	105.2%	99.9%	- 5.0%
New Listings	24	31	+ 29.2%	220	157	- 28.6%

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

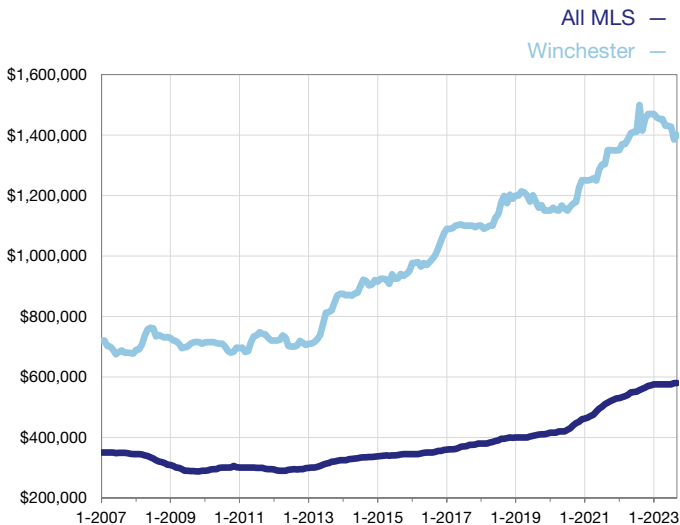
Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	5	0.0%	65	44	- 32.3%
Closed Sales	11	4	- 63.6%	68	41	- 39.7%
Median Sales Price*	\$780,000	\$1,185,000	+ 51.9%	\$754,000	\$770,000	+ 2.1%
Inventory of Homes for Sale	5	6	+ 20.0%	--	--	--
Months Supply of Inventory	0.7	1.3	+ 85.7%	--	--	--
Cumulative Days on Market Until Sale	31	24	- 22.6%	37	30	- 18.9%
Percent of Original List Price Received*	98.6%	101.6%	+ 3.0%	99.8%	101.9%	+ 2.1%
New Listings	4	7	+ 75.0%	73	55	- 24.7%

* 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

