

Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Winchendon

Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	13	+ 116.7%	84	105	+ 25.0%
Closed Sales	3	14	+ 366.7%	92	104	+ 13.0%
Median Sales Price*	\$351,400	\$381,950	+ 8.7%	\$346,000	\$363,250	+ 5.0%
Inventory of Homes for Sale	22	17	- 22.7%	--	--	--
Months Supply of Inventory	2.8	1.8	- 35.7%	--	--	--
Cumulative Days on Market Until Sale	35	41	+ 17.1%	29	36	+ 24.1%
Percent of Original List Price Received*	98.8%	98.0%	- 0.8%	100.8%	100.3%	- 0.5%
New Listings	11	9	- 18.2%	116	139	+ 19.8%

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

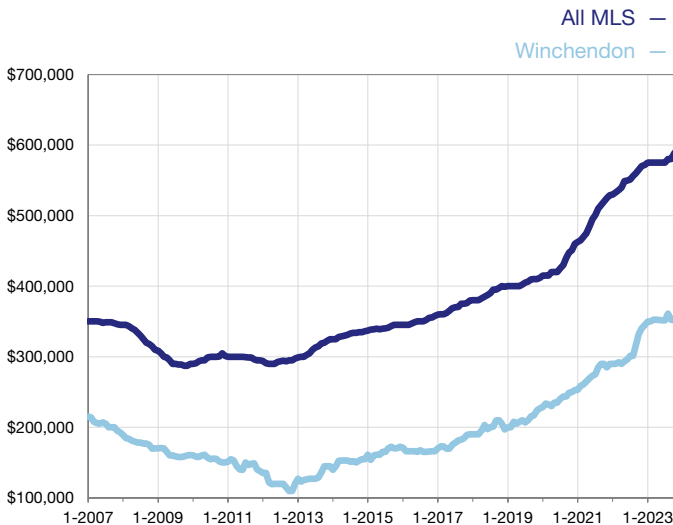
Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	0	- 100.0%	5	0	- 100.0%
Closed Sales	0	0	--	5	0	- 100.0%
Median Sales Price*	\$0	\$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	0	0	--	16	0	- 100.0%
Percent of Original List Price Received*	0.0%	0.0%	--	107.5%	0.0%	- 100.0%
New Listings	1	0	- 100.0%	5	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

