

Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Winchendon

Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	10	10	0.0%	94	114	+ 21.3%
Closed Sales	7	13	+ 85.7%	99	117	+ 18.2%
Median Sales Price*	\$295,000	\$400,000	+ 35.6%	\$345,000	\$365,000	+ 5.8%
Inventory of Homes for Sale	18	10	- 44.4%	--	--	--
Months Supply of Inventory	2.3	1.1	- 52.2%	--	--	--
Cumulative Days on Market Until Sale	48	53	+ 10.4%	30	38	+ 26.7%
Percent of Original List Price Received*	92.7%	99.7%	+ 7.6%	100.2%	100.3%	+ 0.1%
New Listings	7	4	- 42.9%	123	144	+ 17.1%

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

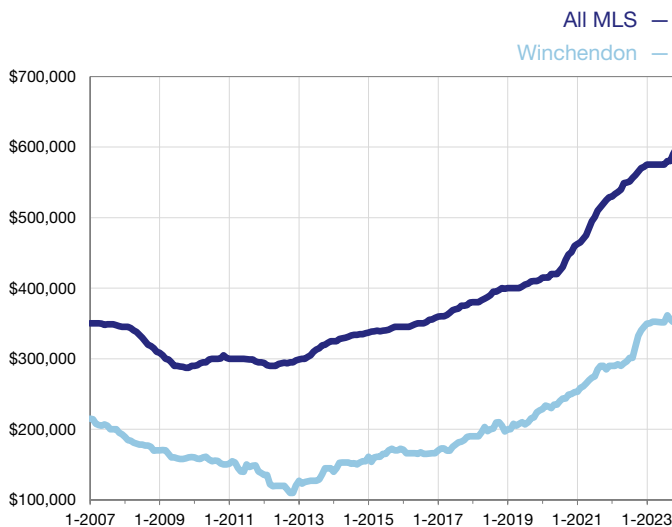
Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	5	0	- 100.0%
Closed Sales	1	0	- 100.0%	6	0	- 100.0%
Median Sales Price*	\$135,000	\$0	- 100.0%	\$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	6	0	- 100.0%	15	0	- 100.0%
Percent of Original List Price Received*	96.4%	0.0%	- 100.0%	105.6%	0.0%	- 100.0%
New Listings	0	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

