

Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Winchester

Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	11	+ 120.0%	202	157	- 22.3%
Closed Sales	13	10	- 23.1%	211	148	- 29.9%
Median Sales Price*	\$1,300,000	\$2,280,750	+ 75.4%	\$1,470,000	\$1,467,500	- 0.2%
Inventory of Homes for Sale	17	10	- 41.2%	--	--	--
Months Supply of Inventory	1.0	0.8	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	42	80	+ 90.5%	28	36	+ 28.6%
Percent of Original List Price Received*	102.7%	94.6%	- 7.9%	103.9%	98.9%	- 4.8%
New Listings	5	0	- 100.0%	248	184	- 25.8%

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

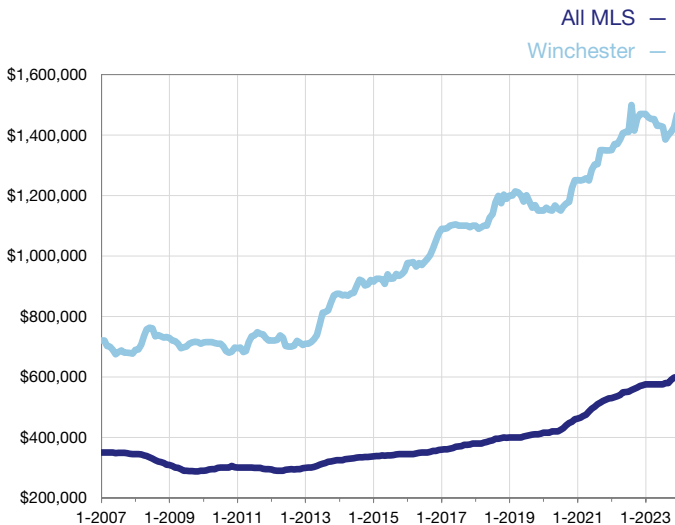
Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	1	- 50.0%	70	53	- 24.3%
Closed Sales	3	2	- 33.3%	76	52	- 31.6%
Median Sales Price*	\$1,475,000	\$974,750	- 33.9%	\$761,500	\$795,000	+ 4.4%
Inventory of Homes for Sale	4	3	- 25.0%	--	--	--
Months Supply of Inventory	0.7	0.6	- 14.3%	--	--	--
Cumulative Days on Market Until Sale	12	21	+ 75.0%	36	30	- 16.7%
Percent of Original List Price Received*	104.8%	97.8%	- 6.7%	99.6%	101.0%	+ 1.4%
New Listings	2	1	- 50.0%	79	67	- 15.2%

* 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

