

Local Market Update – January 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Winchendon

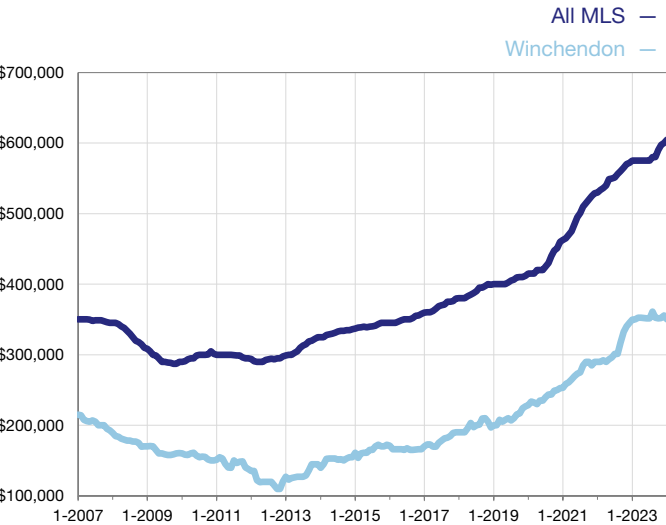
Single-Family Properties				January			Year to Date		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				3	11	+ 266.7%	3	11	+ 266.7%
Closed Sales				11	9	- 18.2%	11	9	- 18.2%
Median Sales Price*				\$385,000	\$369,900	- 3.9%	\$385,000	\$369,900	- 3.9%
Inventory of Homes for Sale				19	10	- 47.4%	--	--	--
Months Supply of Inventory				2.5	1.0	- 60.0%	--	--	--
Cumulative Days on Market Until Sale				51	50	- 2.0%	51	50	- 2.0%
Percent of Original List Price Received*				98.1%	94.6%	- 3.6%	98.1%	94.6%	- 3.6%
New Listings				7	10	+ 42.9%	7	10	+ 42.9%

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

Condominium Properties				January			Year to Date		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				0	0	--	0	0	--
Closed Sales				0	0	--	0	0	--
Median Sales Price*				\$0	\$0	--	\$0	\$0	--
Inventory of Homes for Sale				0	0	--	--	--	--
Months Supply of Inventory				0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale				0	0	--	0	0	--
Percent of Original List Price Received*				0.0%	0.0%	--	0.0%	0.0%	--
New Listings				0	0	--	0	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

