

# Local Market Update – January 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Winchester

### Single-Family Properties

Key Metrics	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	6	7	+ 16.7%	6	7	+ 16.7%
Closed Sales	4	12	+ 200.0%	4	12	+ 200.0%
Median Sales Price*	\$1,070,000	<b>\$1,300,000</b>	+ 21.5%	\$1,070,000	<b>\$1,300,000</b>	+ 21.5%
Inventory of Homes for Sale	20	12	- 40.0%	--	--	--
Months Supply of Inventory	1.2	0.9	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	40	61	+ 52.5%	40	61	+ 52.5%
Percent of Original List Price Received*	93.3%	95.5%	+ 2.4%	93.3%	95.5%	+ 2.4%
New Listings	11	10	- 9.1%	11	10	- 9.1%

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

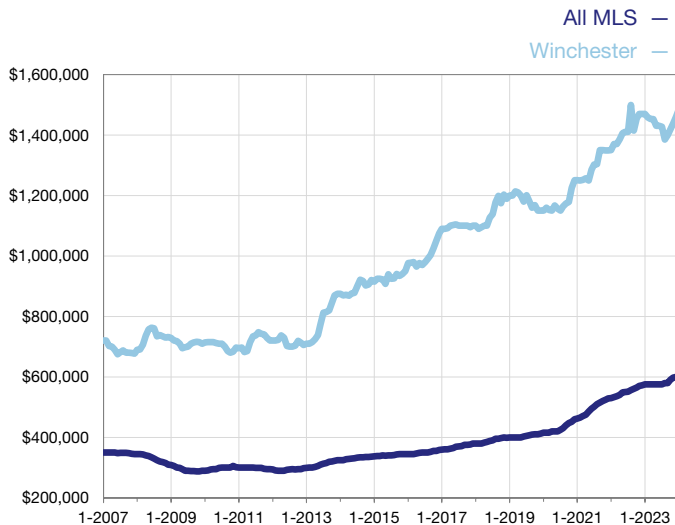
### Condominium Properties

Key Metrics	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	1	3	+ 200.0%	1	3	+ 200.0%
Closed Sales	2	2	0.0%	2	2	0.0%
Median Sales Price*	\$402,500	<b>\$993,750</b>	+ 146.9%	\$402,500	<b>\$993,750</b>	+ 146.9%
Inventory of Homes for Sale	5	4	- 20.0%	--	--	--
Months Supply of Inventory	0.9	0.7	- 22.2%	--	--	--
Cumulative Days on Market Until Sale	35	167	+ 377.1%	35	167	+ 377.1%
Percent of Original List Price Received*	97.2%	98.4%	+ 1.2%	97.2%	98.4%	+ 1.2%
New Listings	2	3	+ 50.0%	2	3	+ 50.0%

\* 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

