

# Local Market Update – January 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Windsor

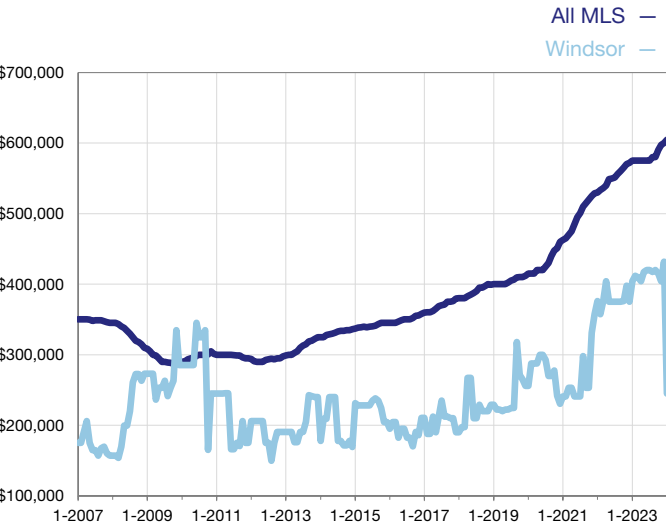
| Single-Family Properties                 | January   |           |          | Year to Date |           |          |
|------------------------------------------|-----------|-----------|----------|--------------|-----------|----------|
|                                          | 2023      | 2024      | + / -    | 2023         | 2024      | + / -    |
| Key Metrics                              |           |           |          |              |           |          |
| Pending Sales                            | 1         | 0         | - 100.0% | 1            | 0         | - 100.0% |
| Closed Sales                             | 2         | 1         | - 50.0%  | 2            | 1         | - 50.0%  |
| Median Sales Price*                      | \$467,500 | \$495,000 | + 5.9%   | \$467,500    | \$495,000 | + 5.9%   |
| Inventory of Homes for Sale              | 2         | 0         | - 100.0% | --           | --        | --       |
| Months Supply of Inventory               | 1.3       | 0.0       | - 100.0% | --           | --        | --       |
| Cumulative Days on Market Until Sale     | 149       | 21        | - 85.9%  | 149          | 21        | - 85.9%  |
| Percent of Original List Price Received* | 88.8%     | 104.2%    | + 17.3%  | 88.8%        | 104.2%    | + 17.3%  |
| New Listings                             | 1         | 0         | - 100.0% | 1            | 0         | - 100.0% |

\* 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 |      |       |
|------------------------------------------|---------|------|-------|--------------|------|-------|
|                                          | 2023    | 2024 | + / - | 2023         | 2024 | + / - |
| Key Metrics                              |         |      |       |              |      |       |
| 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

