

Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Winchester

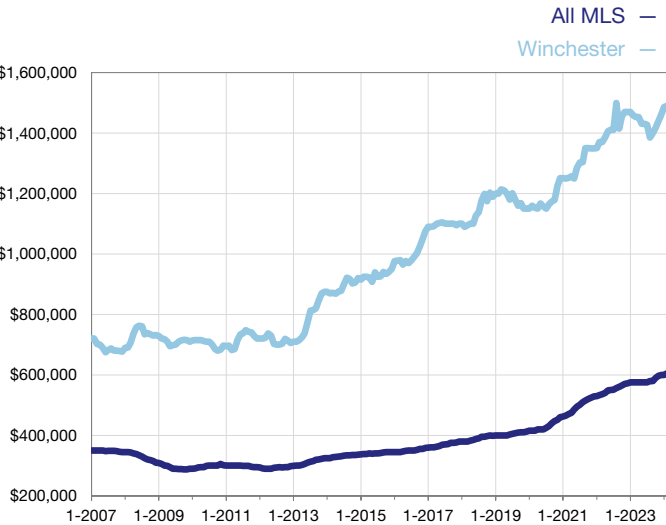
Single-Family Properties	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	10	7	- 30.0%	16	14	- 12.5%
Closed Sales	2	3	+ 50.0%	6	15	+ 150.0%
Median Sales Price*	\$1,120,000	\$1,759,000	+ 57.1%	\$1,070,000	\$1,400,000	+ 30.8%
Inventory of Homes for Sale	17	26	+ 52.9%	--	--	--
Months Supply of Inventory	1.0	2.0	+ 100.0%	--	--	--
Cumulative Days on Market Until Sale	39	12	- 69.2%	40	51	+ 27.5%
Percent of Original List Price Received*	101.5%	104.7%	+ 3.2%	96.1%	97.3%	+ 1.2%
New Listings	9	23	+ 155.6%	20	33	+ 65.0%

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

Condominium Properties	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	0	6	--	1	9	+ 800.0%
Closed Sales	1	4	+ 300.0%	3	6	+ 100.0%
Median Sales Price*	\$890,000	\$466,500	- 47.6%	\$490,000	\$683,750	+ 39.5%
Inventory of Homes for Sale	11	5	- 54.5%	--	--	--
Months Supply of Inventory	2.0	0.9	- 55.0%	--	--	--
Cumulative Days on Market Until Sale	141	98	- 30.5%	70	121	+ 72.9%
Percent of Original List Price Received*	90.9%	98.1%	+ 7.9%	95.1%	98.2%	+ 3.3%
New Listings	6	7	+ 16.7%	8	10	+ 25.0%

* 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

