

Local Market Update – March 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Winchester

Single-Family Properties

Key Metrics	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	14	29	+ 107.1%	30	43	+ 43.3%
Closed Sales	7	10	+ 42.9%	13	25	+ 92.3%
Median Sales Price*	\$1,730,000	\$1,994,000	+ 15.3%	\$1,325,000	\$1,430,000	+ 7.9%
Inventory of Homes for Sale	24	23	- 4.2%	--	--	--
Months Supply of Inventory	1.5	1.6	+ 6.7%	--	--	--
Cumulative Days on Market Until Sale	53	59	+ 11.3%	47	54	+ 14.9%
Percent of Original List Price Received*	97.2%	100.9%	+ 3.8%	96.7%	98.7%	+ 2.1%
New Listings	24	28	+ 16.7%	44	60	+ 36.4%

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

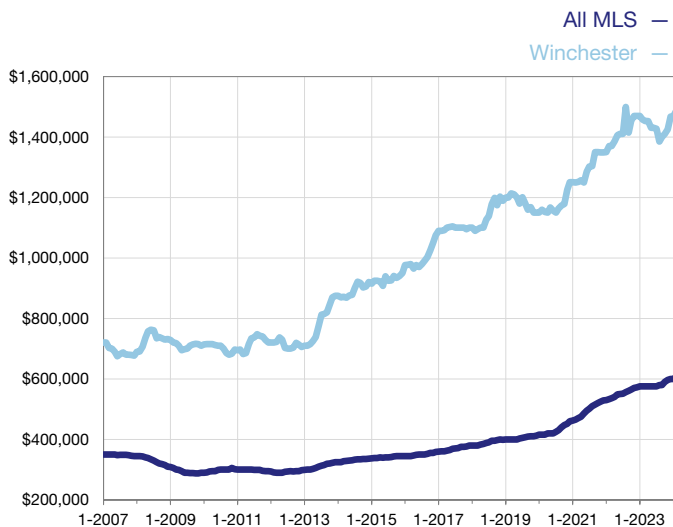
Condominium Properties

Key Metrics	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	8	3	- 62.5%	9	12	+ 33.3%
Closed Sales	1	5	+ 400.0%	4	11	+ 175.0%
Median Sales Price*	\$762,000	\$1,000,000	+ 31.2%	\$626,000	\$785,000	+ 25.4%
Inventory of Homes for Sale	12	7	- 41.7%	--	--	--
Months Supply of Inventory	2.2	1.5	- 31.8%	--	--	--
Cumulative Days on Market Until Sale	14	51	+ 264.3%	56	89	+ 58.9%
Percent of Original List Price Received*	117.4%	100.9%	- 14.1%	100.7%	99.4%	- 1.3%
New Listings	9	5	- 44.4%	17	15	- 11.8%

* 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

