

Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Winchendon

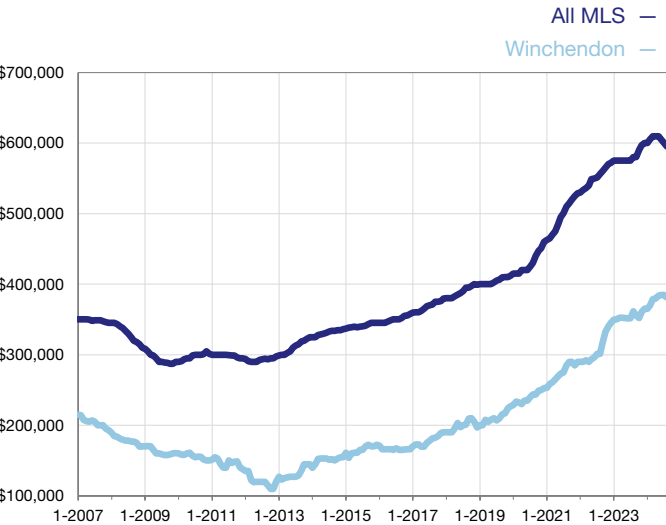
Single-Family Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	7	16	+ 128.6%	71	72	+ 1.4%
Closed Sales	12	13	+ 8.3%	76	66	- 13.2%
Median Sales Price*	\$397,000	\$402,800	+ 1.5%	\$361,000	\$385,000	+ 6.6%
Inventory of Homes for Sale	30	16	- 46.7%	--	--	--
Months Supply of Inventory	3.6	1.7	- 52.8%	--	--	--
Cumulative Days on Market Until Sale	48	44	- 8.3%	35	41	+ 17.1%
Percent of Original List Price Received*	97.5%	96.5%	- 1.0%	100.2%	97.5%	- 2.7%
New Listings	18	14	- 22.2%	98	88	- 10.2%

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

Condominium Properties	August			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

