

Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Winchester

Single-Family Properties

Key Metrics	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	12	10	- 16.7%	107	131	+ 22.4%
Closed Sales	13	16	+ 23.1%	101	131	+ 29.7%
Median Sales Price*	\$1,150,000	\$1,655,000	+ 43.9%	\$1,475,000	\$1,580,000	+ 7.1%
Inventory of Homes for Sale	18	16	- 11.1%	--	--	--
Months Supply of Inventory	1.4	1.1	- 21.4%	--	--	--
Cumulative Days on Market Until Sale	33	18	- 45.5%	32	32	0.0%
Percent of Original List Price Received*	98.0%	103.1%	+ 5.2%	100.4%	100.6%	+ 0.2%
New Listings	7	11	+ 57.1%	125	159	+ 27.2%

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

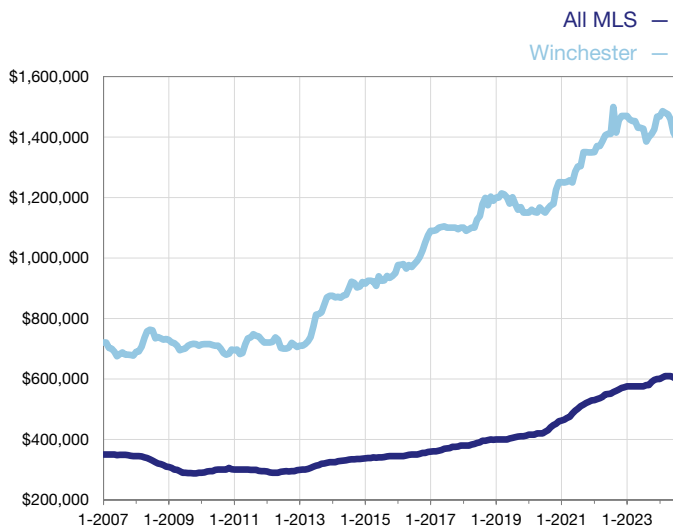
Condominium Properties

Key Metrics	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	4	7	+ 75.0%	39	48	+ 23.1%
Closed Sales	9	8	- 11.1%	37	45	+ 21.6%
Median Sales Price*	\$820,000	\$980,000	+ 19.5%	\$768,000	\$850,000	+ 10.7%
Inventory of Homes for Sale	6	14	+ 133.3%	--	--	--
Months Supply of Inventory	1.3	2.7	+ 107.7%	--	--	--
Cumulative Days on Market Until Sale	32	45	+ 40.6%	31	45	+ 45.2%
Percent of Original List Price Received*	101.7%	99.1%	- 2.6%	102.0%	99.6%	- 2.4%
New Listings	3	10	+ 233.3%	49	60	+ 22.4%

* 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

