

Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Winchendon

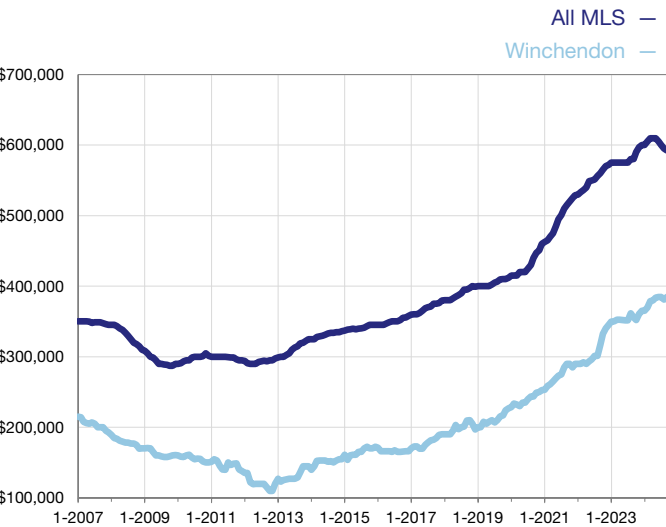
Single-Family Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	10	11	+ 10.0%	81	82	+ 1.2%
Closed Sales	9	14	+ 55.6%	85	80	- 5.9%
Median Sales Price*	\$317,500	\$400,000	+ 26.0%	\$359,000	\$390,000	+ 8.6%
Inventory of Homes for Sale	35	16	- 54.3%	--	--	--
Months Supply of Inventory	4.0	1.7	- 57.5%	--	--	--
Cumulative Days on Market Until Sale	36	16	- 55.6%	35	36	+ 2.9%
Percent of Original List Price Received*	101.5%	99.4%	- 2.1%	100.4%	97.8%	- 2.6%
New Listings	22	15	- 31.8%	120	103	- 14.2%

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

Condominium Properties	September			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	1	--	--	--	--
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	1	--	0	1	--

* 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

