

# Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Winchester

### Single-Family Properties

Key Metrics	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	11	20	+ 81.8%	118	149	+ 26.3%
Closed Sales	10	6	- 40.0%	111	137	+ 23.4%
Median Sales Price*	\$1,292,500	\$1,788,025	+ 38.3%	\$1,460,000	\$1,589,000	+ 8.8%
Inventory of Homes for Sale	38	26	- 31.6%	--	--	--
Months Supply of Inventory	3.1	1.7	- 45.2%	--	--	--
Cumulative Days on Market Until Sale	28	48	+ 71.4%	31	33	+ 6.5%
Percent of Original List Price Received*	95.5%	100.1%	+ 4.8%	99.9%	100.6%	+ 0.7%
New Listings	31	34	+ 9.7%	156	193	+ 23.7%

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

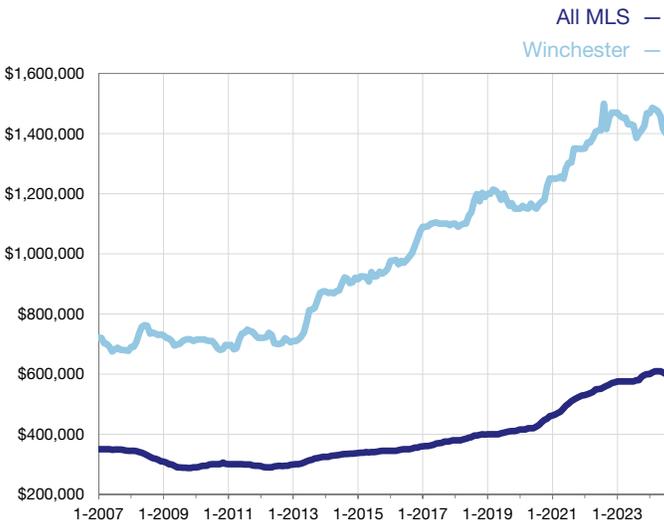
### Condominium Properties

Key Metrics	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	4	9	+ 125.0%	43	57	+ 32.6%
Closed Sales	4	6	+ 50.0%	41	51	+ 24.4%
Median Sales Price*	\$1,185,000	\$552,500	- 53.4%	\$770,000	\$785,000	+ 1.9%
Inventory of Homes for Sale	8	13	+ 62.5%	--	--	--
Months Supply of Inventory	1.8	2.3	+ 27.8%	--	--	--
Cumulative Days on Market Until Sale	24	16	- 33.3%	30	42	+ 40.0%
Percent of Original List Price Received*	101.6%	101.0%	- 0.6%	101.9%	99.8%	- 2.1%
New Listings	7	8	+ 14.3%	56	68	+ 21.4%

\* 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

