

# Local Market Update – October 2024

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## Winchendon

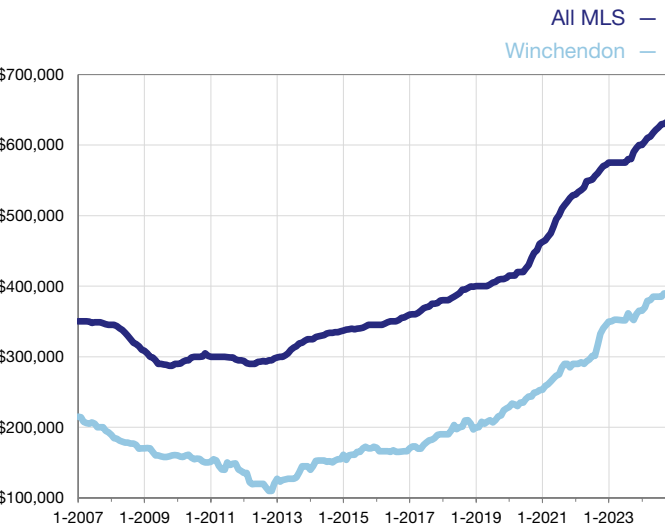
| Single-Family Properties                 | October   |           |         | Year to Date |           |        |
|--|-----------|-----------|---------|--------------|-----------|--------|
|  | 2023      | 2024      | + / -   | 2023         | 2024      | + / -  |
| Key Metrics                              |           |           |         |              |           |        |
| Pending Sales                            | 11        | 17        | + 54.5% | 92           | 96        | + 4.3% |
| Closed Sales                             | 5         | 7         | + 40.0% | 90           | 87        | - 3.3% |
| Median Sales Price*                      | \$440,000 | \$430,000 | - 2.3%  | \$359,750    | \$390,000 | + 8.4% |
| Inventory of Homes for Sale              | 32        | 18        | - 43.8% | --           | --        | --     |
| Months Supply of Inventory               | 3.6       | 1.8       | - 50.0% | --           | --        | --     |
| Cumulative Days on Market Until Sale     | 24        | 15        | - 37.5% | 35           | 35        | 0.0%   |
| Percent of Original List Price Received* | 106.6%    | 99.1%     | - 7.0%  | 100.7%       | 97.9%     | - 2.8% |
| New Listings                             | 11        | 19        | + 72.7% | 131          | 122       | - 6.9% |

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

| Condominium Properties                   | October |      |       | Year to Date |      |       |
|--|---------|------|-------|--------------|------|-------|
|  | 2023    | 2024 | + / - | 2023         | 2024 | + / - |
| Key Metrics                              |         |      |       |              |      |       |
| Pending Sales                            | 0       | 1    | --    | 0            | 1    | --    |
| 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            | 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

