

Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Winchester

Single-Family Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	18	20	+ 11.1%	136	167	+ 22.8%
Closed Sales	9	16	+ 77.8%	120	153	+ 27.5%
Median Sales Price*	\$1,400,000	\$1,950,000	+ 39.3%	\$1,460,000	\$1,610,000	+ 10.3%
Inventory of Homes for Sale	34	25	- 26.5%	--	--	--
Months Supply of Inventory	2.7	1.6	- 40.7%	--	--	--
Cumulative Days on Market Until Sale	30	36	+ 20.0%	31	33	+ 6.5%
Percent of Original List Price Received*	97.0%	98.4%	+ 1.4%	99.7%	100.3%	+ 0.6%
New Listings	16	19	+ 18.8%	172	212	+ 23.3%

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

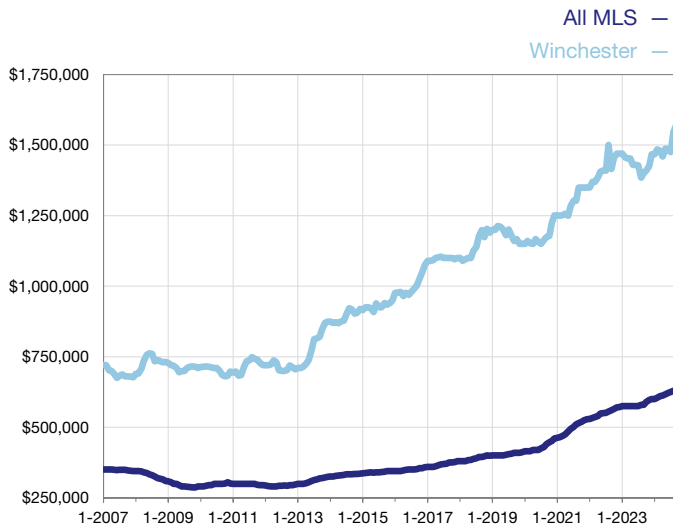
Condominium Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	4	9	+ 125.0%	47	66	+ 40.4%
Closed Sales	5	10	+ 100.0%	46	61	+ 32.6%
Median Sales Price*	\$703,000	\$862,500	+ 22.7%	\$769,000	\$810,000	+ 5.3%
Inventory of Homes for Sale	6	12	+ 100.0%	--	--	--
Months Supply of Inventory	1.3	2.0	+ 53.8%	--	--	--
Cumulative Days on Market Until Sale	48	30	- 37.5%	32	40	+ 25.0%
Percent of Original List Price Received*	95.4%	98.5%	+ 3.2%	101.2%	99.6%	- 1.6%
New Listings	4	9	+ 125.0%	60	76	+ 26.7%

* 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

