

# Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Winchendon

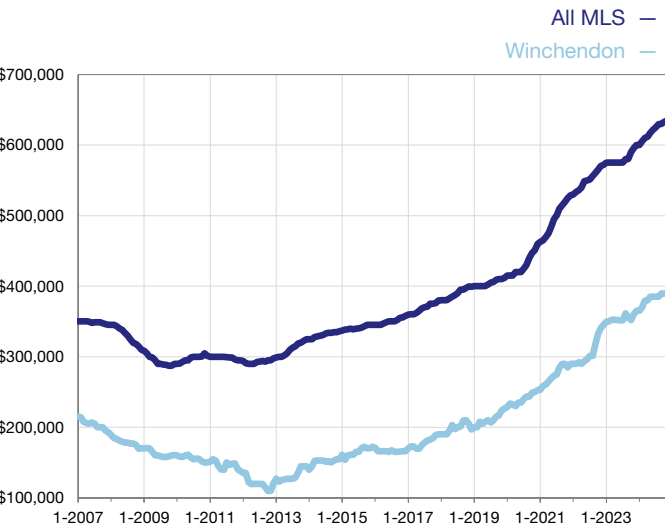
Single-Family Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	12	13	+ 8.3%	104	105	+ 1.0%
Closed Sales	14	16	+ 14.3%	104	103	- 1.0%
Median Sales Price*	\$381,950	\$447,500	+ 17.2%	\$363,250	\$390,000	+ 7.4%
Inventory of Homes for Sale	26	14	- 46.2%	--	--	--
Months Supply of Inventory	2.7	1.5	- 44.4%	--	--	--
Cumulative Days on Market Until Sale	41	49	+ 19.5%	36	37	+ 2.8%
Percent of Original List Price Received*	98.0%	101.1%	+ 3.2%	100.3%	98.4%	- 1.9%
New Listings	9	8	- 11.1%	140	130	- 7.1%

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

Condominium Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	0	0	--	0	1	--
Closed Sales	0	1	--	0	1	--
Median Sales Price*	\$0	\$230,000	--	\$0	\$230,000	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	38	--	0	38	--
Percent of Original List Price Received*	0.0%	89.1%	--	0.0%	89.1%	--
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

