

# Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Winchester

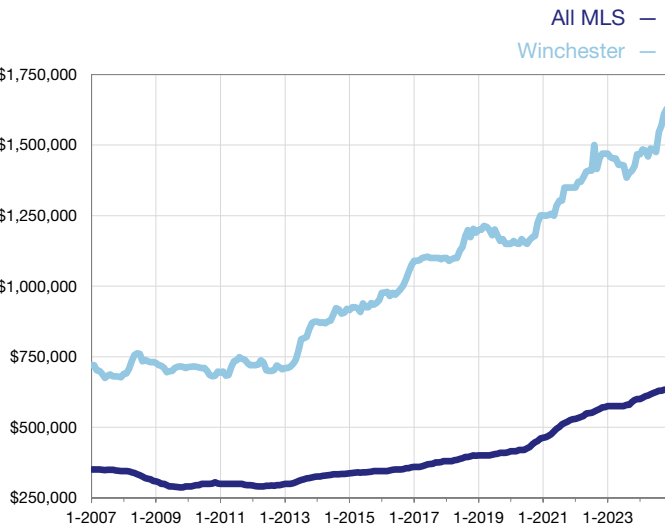
Single-Family Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	9	9	0.0%	145	173	+ 19.3%
Closed Sales	18	15	- 16.7%	138	168	+ 21.7%
Median Sales Price*	\$1,472,500	\$1,850,000	+ 25.6%	\$1,460,000	\$1,659,500	+ 13.7%
Inventory of Homes for Sale	33	21	- 36.4%	--	--	--
Months Supply of Inventory	2.6	1.4	- 46.2%	--	--	--
Cumulative Days on Market Until Sale	47	27	- 42.6%	33	33	0.0%
Percent of Original List Price Received*	95.5%	99.5%	+ 4.2%	99.2%	100.2%	+ 1.0%
New Listings	12	7	- 41.7%	184	219	+ 19.0%

\* 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	5	9	+ 80.0%	52	74	+ 42.3%
Closed Sales	4	7	+ 75.0%	50	69	+ 38.0%
Median Sales Price*	\$965,500	\$900,000	- 6.8%	\$795,000	\$810,000	+ 1.9%
Inventory of Homes for Sale	6	6	0.0%	--	--	--
Months Supply of Inventory	1.2	1.0	- 16.7%	--	--	--
Cumulative Days on Market Until Sale	15	31	+ 106.7%	31	39	+ 25.8%
Percent of Original List Price Received*	100.7%	98.7%	- 2.0%	101.2%	99.4%	- 1.8%
New Listings	6	5	- 16.7%	66	81	+ 22.7%

\* 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

