

Local Market Update – December 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Winchendon

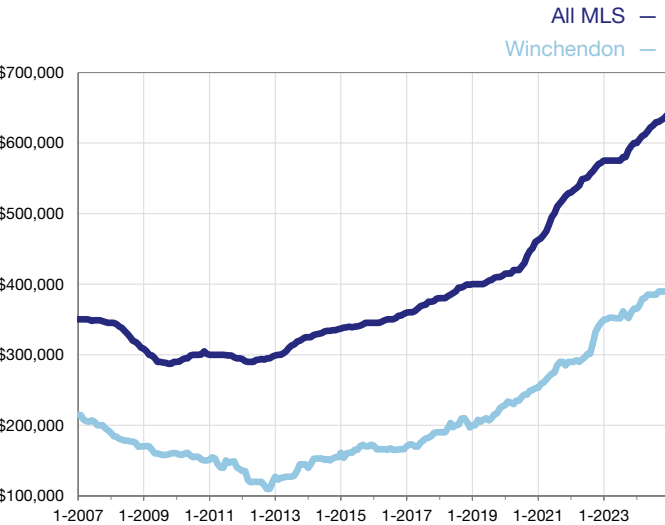
Single-Family Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	9	6	- 33.3%	113	110	- 2.7%
Closed Sales	13	8	- 38.5%	117	111	- 5.1%
Median Sales Price*	\$400,000	\$380,000	- 5.0%	\$365,000	\$390,000	+ 6.8%
Inventory of Homes for Sale	14	14	0.0%	--	--	--
Months Supply of Inventory	1.5	1.5	0.0%	--	--	--
Cumulative Days on Market Until Sale	53	27	- 49.1%	38	36	- 5.3%
Percent of Original List Price Received*	99.7%	96.6%	- 3.1%	100.3%	98.3%	- 2.0%
New Listings	4	6	+ 50.0%	144	136	- 5.6%

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

Condominium Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	0	0	--	0	1	--
Closed Sales	0	0	--	0	1	--
Median Sales Price*	\$0	\$0	--	\$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	0	--	0	38	--
Percent of Original List Price Received*	0.0%	0.0%	--	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

