

Local Market Update – December 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Winchester

Single-Family Properties

Key Metrics	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	10	7	- 30.0%	155	180	+ 16.1%
Closed Sales	10	18	+ 80.0%	148	186	+ 25.7%
Median Sales Price*	\$2,280,750	\$1,962,500	- 14.0%	\$1,467,500	\$1,700,000	+ 15.8%
Inventory of Homes for Sale	13	8	- 38.5%	--	--	--
Months Supply of Inventory	1.0	0.5	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	80	41	- 48.8%	36	33	- 8.3%
Percent of Original List Price Received*	94.6%	95.9%	+ 1.4%	98.9%	99.8%	+ 0.9%
New Listings	0	2	--	184	221	+ 20.1%

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

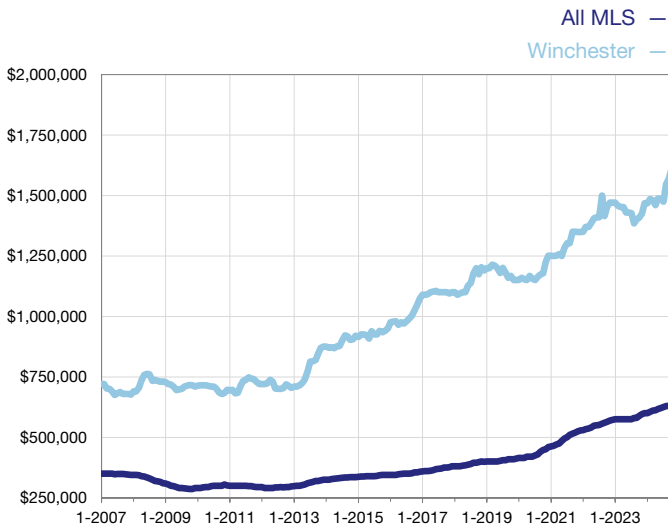
Condominium Properties

Key Metrics	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	1	2	+ 100.0%	53	75	+ 41.5%
Closed Sales	2	5	+ 150.0%	52	74	+ 42.3%
Median Sales Price*	\$974,750	\$995,000	+ 2.1%	\$795,000	\$830,000	+ 4.4%
Inventory of Homes for Sale	4	4	0.0%	--	--	--
Months Supply of Inventory	0.8	0.6	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	21	69	+ 228.6%	30	41	+ 36.7%
Percent of Original List Price Received*	97.8%	100.2%	+ 2.5%	101.0%	99.5%	- 1.5%
New Listings	1	1	0.0%	67	81	+ 20.9%

* 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

