

# Local Market Update – January 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Winchester

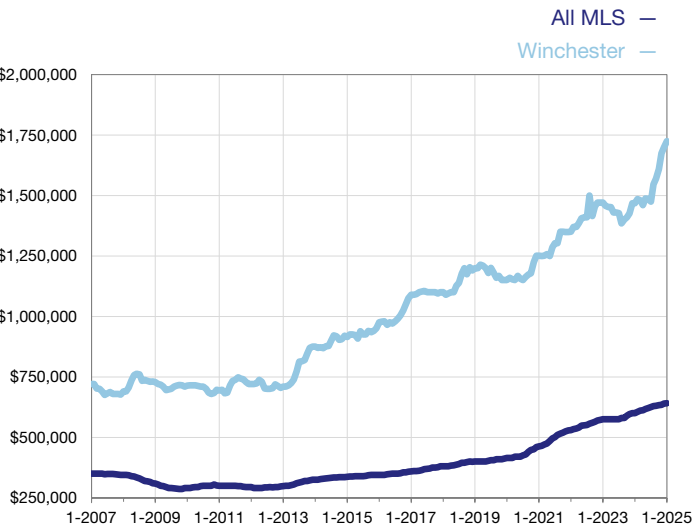
Single-Family Properties				January			Year to Date		
Key Metrics				2024	2025	+ / -	2024	2025	+ / -
Pending Sales				7	9	+ 28.6%	7	9	+ 28.6%
Closed Sales				12	7	- 41.7%	12	7	- 41.7%
Median Sales Price*				\$1,300,000	\$1,900,000	+ 46.2%	\$1,300,000	\$1,900,000	+ 46.2%
Inventory of Homes for Sale				14	9	- 35.7%	--	--	--
Months Supply of Inventory				1.1	0.6	- 45.5%	--	--	--
Cumulative Days on Market Until Sale				61	49	- 19.7%	61	49	- 19.7%
Percent of Original List Price Received*				95.5%	96.8%	+ 1.4%	95.5%	96.8%	+ 1.4%
New Listings				10	11	+ 10.0%	10	11	+ 10.0%

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

Condominium Properties				January			Year to Date		
Key Metrics				2024	2025	+ / -	2024	2025	+ / -
Pending Sales				3	2	- 33.3%	3	2	- 33.3%
Closed Sales				2	4	+ 100.0%	2	4	+ 100.0%
Median Sales Price*				\$993,750	\$861,000	- 13.4%	\$993,750	\$861,000	- 13.4%
Inventory of Homes for Sale				4	7	+ 75.0%	--	--	--
Months Supply of Inventory				1.2	1.1	- 8.3%	--	--	--
Cumulative Days on Market Until Sale				167	70	- 58.1%	167	70	- 58.1%
Percent of Original List Price Received*				98.4%	93.1%	- 5.4%	98.4%	93.1%	- 5.4%
New Listings				3	5	+ 66.7%	3	5	+ 66.7%

\* 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

