

Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Winchendon

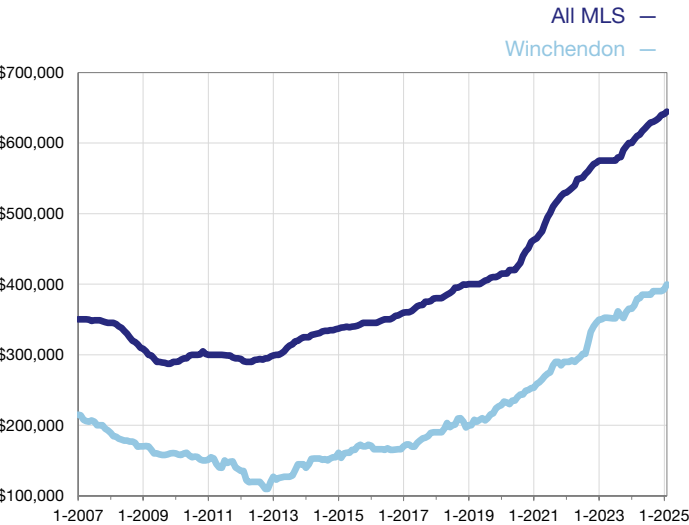
| Single-Family Properties | February | | | Year to Date | | |
|--|-----------|-----------|---------|--------------|-----------|---------|
| | 2024 | 2025 | + / - | 2024 | 2025 | + / - |
| Key Metrics | | | | | | |
| Pending Sales | 7 | 8 | + 14.3% | 17 | 18 | + 5.9% |
| Closed Sales | 9 | 12 | + 33.3% | 19 | 17 | - 10.5% |
| Median Sales Price* | \$382,500 | \$408,000 | + 6.7% | \$382,500 | \$460,000 | + 20.3% |
| Inventory of Homes for Sale | 13 | 8 | - 38.5% | -- | -- | -- |
| Months Supply of Inventory | 1.3 | 0.9 | - 30.8% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 51 | 50 | - 2.0% | 49 | 46 | - 6.1% |
| Percent of Original List Price Received* | 94.5% | 97.6% | + 3.3% | 94.4% | 97.3% | + 3.1% |
| New Listings | 7 | 7 | 0.0% | 17 | 13 | - 23.5% |

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

| Condominium Properties | February | | | Year to Date | | |
|--|----------|-----------|-------|--------------|-----------|-------|
| | 2024 | 2025 | + / - | 2024 | 2025 | + / - |
| Key Metrics | | | | | | |
| Pending Sales | 0 | 0 | -- | 0 | 1 | -- |
| Closed Sales | 0 | 1 | -- | 0 | 1 | -- |
| Median Sales Price* | \$0 | \$220,000 | -- | \$0 | \$220,000 | -- |
| Inventory of Homes for Sale | 0 | 0 | -- | -- | -- | -- |
| Months Supply of Inventory | 0.0 | 0.0 | -- | -- | -- | -- |
| Cumulative Days on Market Until Sale | 0 | 22 | -- | 0 | 22 | -- |
| Percent of Original List Price Received* | 0.0% | 104.8% | -- | 0.0% | 104.8% | -- |
| 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

