

Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Winchester

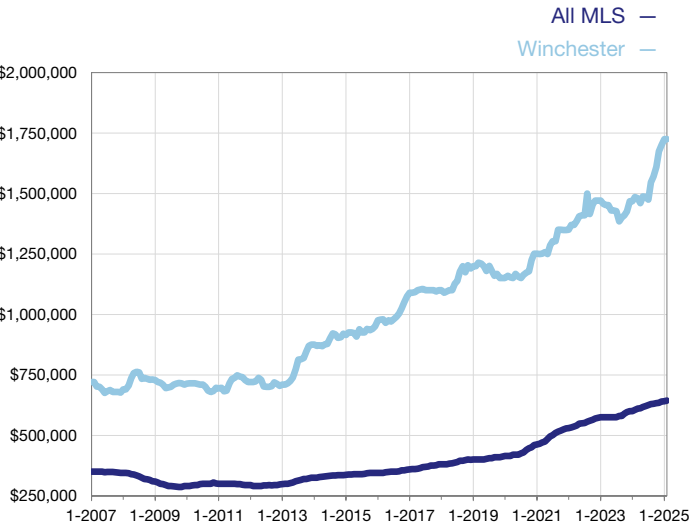
Single-Family Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	7	7	0.0%	14	16	+ 14.3%
Closed Sales	3	3	0.0%	15	10	- 33.3%
Median Sales Price*	\$1,759,000	\$2,025,000	+ 15.1%	\$1,400,000	\$1,962,500	+ 40.2%
Inventory of Homes for Sale	26	18	- 30.8%	--	--	--
Months Supply of Inventory	2.0	1.2	- 40.0%	--	--	--
Cumulative Days on Market Until Sale	12	22	+ 83.3%	51	41	- 19.6%
Percent of Original List Price Received*	104.7%	101.2%	- 3.3%	97.3%	98.1%	+ 0.8%
New Listings	21	19	- 9.5%	31	30	- 3.2%

* 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	6	4	- 33.3%	9	6	- 33.3%
Closed Sales	4	4	0.0%	6	8	+ 33.3%
Median Sales Price*	\$466,500	\$930,000	+ 99.4%	\$683,750	\$870,000	+ 27.2%
Inventory of Homes for Sale	5	5	0.0%	--	--	--
Months Supply of Inventory	1.0	0.8	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	98	93	- 5.1%	121	81	- 33.1%
Percent of Original List Price Received*	98.1%	87.0%	- 11.3%	98.2%	90.0%	- 8.4%
New Listings	7	2	- 71.4%	10	7	- 30.0%

* 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

