

Local Market Update – April 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Winchendon

Single-Family Properties

Key Metrics	April			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	8	13	+ 62.5%	32	35	+ 9.4%
Closed Sales	8	2	- 75.0%	32	24	- 25.0%
Median Sales Price*	\$382,500	\$533,704	+ 39.5%	\$381,250	\$446,500	+ 17.1%
Inventory of Homes for Sale	14	12	- 14.3%	--	--	--
Months Supply of Inventory	1.6	1.3	- 18.8%	--	--	--
Cumulative Days on Market Until Sale	28	8	- 71.4%	45	46	+ 2.2%
Percent of Original List Price Received*	101.3%	107.1%	+ 5.7%	96.2%	97.8%	+ 1.7%
New Listings	4	14	+ 250.0%	39	35	- 10.3%

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

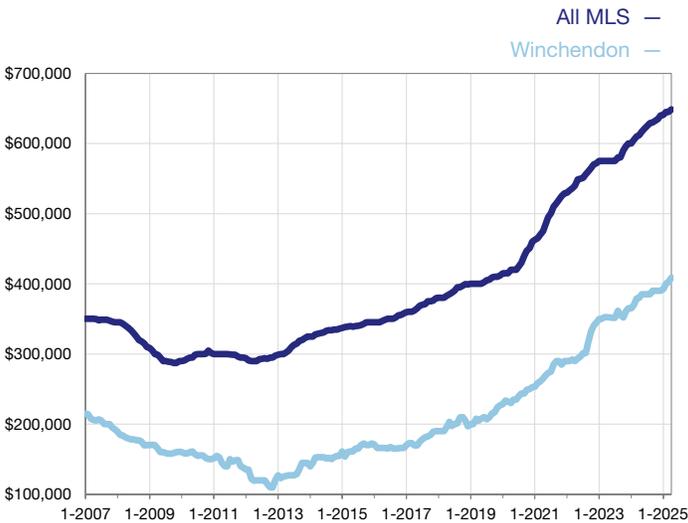
Condominium Properties

Key Metrics	April			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	0	0	--	0	2	--
Closed Sales	0	0	--	0	1	--
Median Sales Price*	\$0	\$0	--	\$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	0	--	0	22	--
Percent of Original List Price Received*	0.0%	0.0%	--	0.0%	104.8%	--
New Listings	0	0	--	0	2	--

* 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

