

Local Market Update – May 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Winchendon

Single-Family Properties

Key Metrics	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	6	11	+ 83.3%	38	44	+ 15.8%
Closed Sales	11	10	- 9.1%	43	34	- 20.9%
Median Sales Price*	\$460,000	\$417,500	- 9.2%	\$385,000	\$422,500	+ 9.7%
Inventory of Homes for Sale	22	15	- 31.8%	--	--	--
Months Supply of Inventory	2.6	1.6	- 38.5%	--	--	--
Cumulative Days on Market Until Sale	41	24	- 41.5%	44	40	- 9.1%
Percent of Original List Price Received*	100.8%	100.8%	0.0%	97.4%	98.7%	+ 1.3%
New Listings	14	12	- 14.3%	53	47	- 11.3%

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

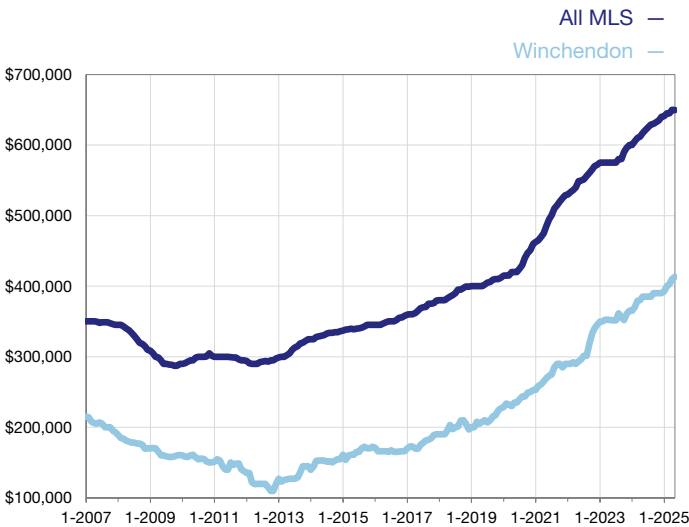
Condominium Properties

Key Metrics	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	0	0	--	0	2	--
Closed Sales	0	1	--	0	2	--
Median Sales Price*	\$0	\$235,000	--	\$0	\$227,500	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	24	--	0	23	--
Percent of Original List Price Received*	0.0%	104.4%	--	0.0%	104.6%	--
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

