

# Local Market Update – May 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Winchester

### Single-Family Properties

Key Metrics	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	24	<b>28</b>	+ 16.7%	88	<b>80</b>	- 9.1%
Closed Sales	26	<b>17</b>	- 34.6%	69	<b>48</b>	- 30.4%
Median Sales Price*	\$1,762,500	<b>\$2,200,000</b>	+ 24.8%	\$1,570,000	<b>\$2,124,500</b>	+ 35.3%
Inventory of Homes for Sale	27	<b>42</b>	+ 55.6%	--	--	--
Months Supply of Inventory	1.8	<b>2.9</b>	+ 61.1%	--	--	--
Cumulative Days on Market Until Sale	18	<b>46</b>	+ 155.6%	34	<b>33</b>	- 2.9%
Percent of Original List Price Received*	102.6%	<b>100.2%</b>	- 2.3%	101.0%	<b>100.8%</b>	- 0.2%
New Listings	30	<b>31</b>	+ 3.3%	113	<b>124</b>	+ 9.7%

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

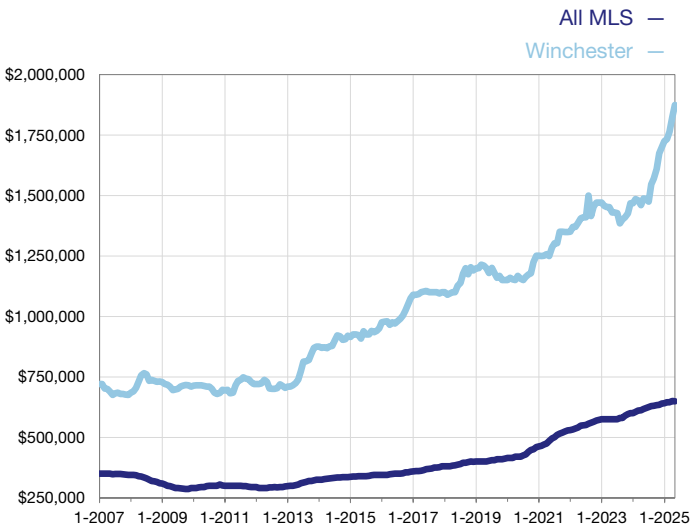
### Condominium Properties

Key Metrics	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	10	<b>11</b>	+ 10.0%	30	<b>22</b>	- 26.7%
Closed Sales	8	<b>4</b>	- 50.0%	23	<b>16</b>	- 30.4%
Median Sales Price*	\$812,000	<b>\$705,000</b>	- 13.2%	\$774,000	<b>\$706,000</b>	- 8.8%
Inventory of Homes for Sale	6	<b>6</b>	0.0%	--	--	--
Months Supply of Inventory	1.2	<b>1.1</b>	- 8.3%	--	--	--
Cumulative Days on Market Until Sale	35	<b>35</b>	0.0%	59	<b>57</b>	- 3.4%
Percent of Original List Price Received*	102.1%	<b>99.6%</b>	- 2.4%	100.1%	<b>95.0%</b>	- 5.1%
New Listings	7	<b>9</b>	+ 28.6%	33	<b>26</b>	- 21.2%

\* 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

