

Local Market Update – July 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Winchendon

Single-Family Properties

Key Metrics	July			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	9	11	+ 22.2%	56	65	+ 16.1%
Closed Sales	6	15	+ 150.0%	53	60	+ 13.2%
Median Sales Price*	\$375,500	\$370,000	- 1.5%	\$382,500	\$413,500	+ 8.1%
Inventory of Homes for Sale	22	14	- 36.4%	--	--	--
Months Supply of Inventory	2.5	1.4	- 44.0%	--	--	--
Cumulative Days on Market Until Sale	18	35	+ 94.4%	40	39	- 2.5%
Percent of Original List Price Received*	99.4%	97.6%	- 1.8%	97.8%	98.7%	+ 0.9%
New Listings	9	10	+ 11.1%	74	70	- 5.4%

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

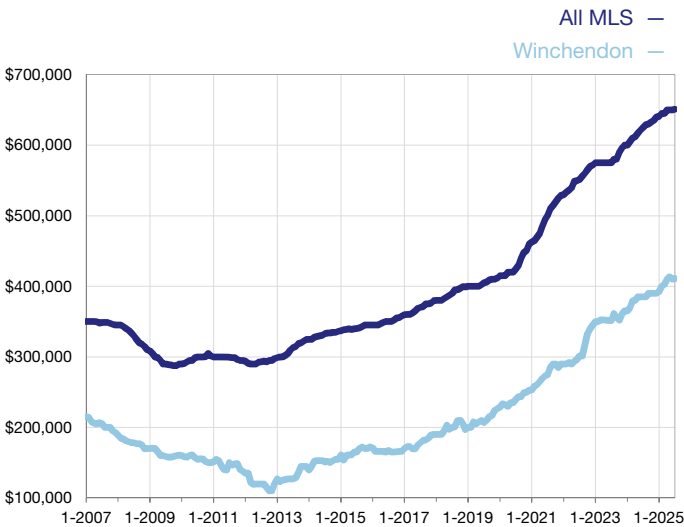
Condominium Properties

Key Metrics	July			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	0	0	--	0	2	--
Closed Sales	0	0	--	0	2	--
Median Sales Price*	\$0	\$0	--	\$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	0	--	0	23	--
Percent of Original List Price Received*	0.0%	0.0%	--	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

