

Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Winchendon

Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	5	8	+ 60.0%	108	111	+ 2.8%
Closed Sales	8	12	+ 50.0%	111	107	- 3.6%
Median Sales Price*	\$380,000	\$401,000	+ 5.5%	\$390,000	\$415,000	+ 6.4%
Inventory of Homes for Sale	18	18	0.0%	--	--	--
Months Supply of Inventory	2.0	1.9	- 5.0%	--	--	--
Cumulative Days on Market Until Sale	27	68	+ 151.9%	36	42	+ 16.7%
Percent of Original List Price Received*	96.6%	95.4%	- 1.2%	98.3%	97.5%	- 0.8%
New Listings	6	5	- 16.7%	136	134	- 1.5%

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

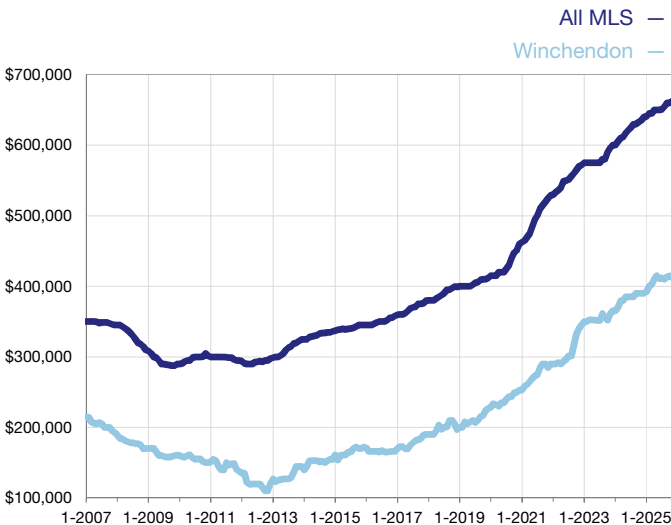
Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	0	0	--	1	3	+ 200.0%
Closed Sales	0	0	--	1	3	+ 200.0%
Median Sales Price*	\$0	\$0	--	\$230,000	\$220,000	- 4.3%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	38	27	- 28.9%
Percent of Original List Price Received*	0.0%	0.0%	--	89.1%	101.6%	+ 14.0%
New Listings	0	0	--	1	3	+ 200.0%

* 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

