

Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Winchester

Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	7	14	+ 100.0%	180	190	+ 5.6%
Closed Sales	18	20	+ 11.1%	186	175	- 5.9%
Median Sales Price*	\$1,962,500	\$1,726,000	- 12.1%	\$1,700,000	\$1,815,000	+ 6.8%
Inventory of Homes for Sale	9	11	+ 22.2%	--	--	--
Months Supply of Inventory	0.6	0.7	+ 16.7%	--	--	--
Cumulative Days on Market Until Sale	41	70	+ 70.7%	33	38	+ 15.2%
Percent of Original List Price Received*	95.9%	98.9%	+ 3.1%	99.8%	99.6%	- 0.2%
New Listings	2	9	+ 350.0%	221	256	+ 15.8%

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

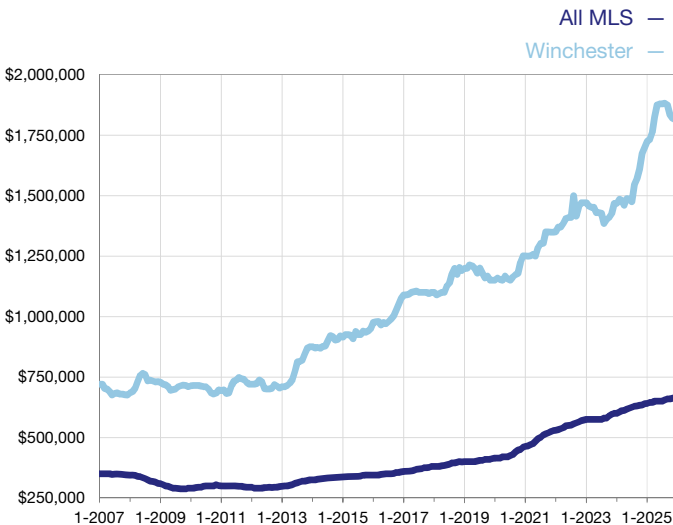
Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	2	3	+ 50.0%	75	62	- 17.3%
Closed Sales	5	3	- 40.0%	74	61	- 17.6%
Median Sales Price*	\$995,000	\$1,200,000	+ 20.6%	\$830,000	\$825,000	- 0.6%
Inventory of Homes for Sale	6	7	+ 16.7%	--	--	--
Months Supply of Inventory	1.0	1.4	+ 40.0%	--	--	--
Cumulative Days on Market Until Sale	69	21	- 69.6%	41	40	- 2.4%
Percent of Original List Price Received*	100.2%	97.5%	- 2.7%	99.5%	98.6%	- 0.9%
New Listings	1	5	+ 400.0%	82	73	- 11.0%

* 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

