

Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Winchendon

Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	7	11	+ 57.1%	17	20	+ 17.6%
Closed Sales	12	6	- 50.0%	17	16	- 5.9%
Median Sales Price*	\$408,000	\$522,500	+ 28.1%	\$420,000	\$457,500	+ 8.9%
Inventory of Homes for Sale	10	10	0.0%	--	--	--
Months Supply of Inventory	1.1	1.1	0.0%	--	--	--
Cumulative Days on Market Until Sale	50	115	+ 130.0%	46	71	+ 54.3%
Percent of Original List Price Received*	96.8%	96.0%	- 0.8%	96.8%	97.7%	+ 0.9%
New Listings	7	5	- 28.6%	13	14	+ 7.7%

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

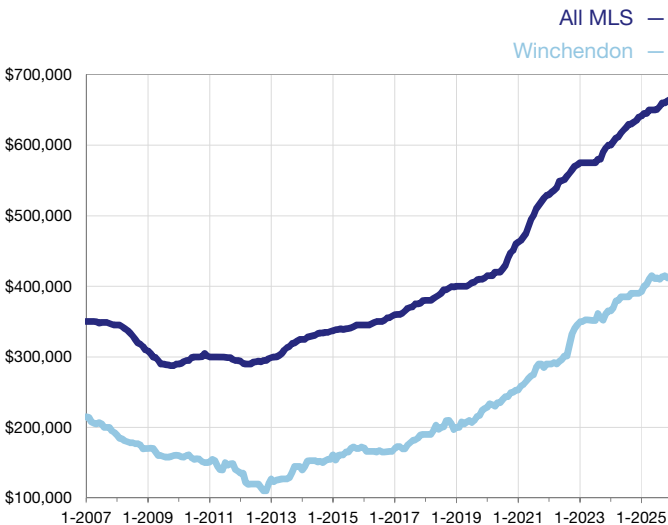
Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	0	0	--	1	0	- 100.0%
Closed Sales	1	0	- 100.0%	1	0	- 100.0%
Median Sales Price*	\$220,000	\$0	- 100.0%	\$220,000	\$0	- 100.0%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	22	0	- 100.0%	22	0	- 100.0%
Percent of Original List Price Received*	104.8%	0.0%	- 100.0%	104.8%	0.0%	- 100.0%
New Listings	0	0	--	1	0	- 100.0%

* 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

