

Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Winchester

Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	7	10	+ 42.9%	16	18	+ 12.5%
Closed Sales	4	10	+ 150.0%	11	22	+ 100.0%
Median Sales Price*	\$2,278,500	\$1,457,500	- 36.0%	\$2,025,000	\$1,475,350	- 27.1%
Inventory of Homes for Sale	18	23	+ 27.8%	--	--	--
Months Supply of Inventory	1.2	1.5	+ 25.0%	--	--	--
Cumulative Days on Market Until Sale	18	33	+ 83.3%	38	33	- 13.2%
Percent of Original List Price Received*	100.7%	100.3%	- 0.4%	98.2%	98.9%	+ 0.7%
New Listings	18	16	- 11.1%	29	29	0.0%

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

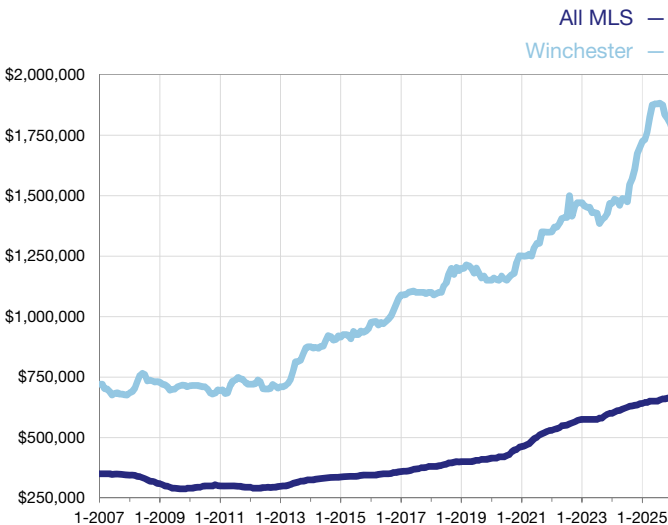
Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	4	7	+ 75.0%	6	10	+ 66.7%
Closed Sales	4	5	+ 25.0%	8	9	+ 12.5%
Median Sales Price*	\$930,000	\$750,000	- 19.4%	\$870,000	\$1,380,000	+ 58.6%
Inventory of Homes for Sale	5	4	- 20.0%	--	--	--
Months Supply of Inventory	0.8	0.7	- 12.5%	--	--	--
Cumulative Days on Market Until Sale	93	31	- 66.7%	81	105	+ 29.6%
Percent of Original List Price Received*	87.0%	100.0%	+ 14.9%	90.0%	99.3%	+ 10.3%
New Listings	1	3	+ 200.0%	6	7	+ 16.7%

* 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

