

# Local Market Update – March 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Winchester

### Single-Family Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	17	18	+ 5.9%	33	35	+ 6.1%
Closed Sales	10	9	- 10.0%	21	31	+ 47.6%
Median Sales Price*	\$2,211,250	\$1,574,500	- 28.8%	\$2,050,000	\$1,558,200	- 24.0%
Inventory of Homes for Sale	25	28	+ 12.0%	--	--	--
Months Supply of Inventory	1.8	1.8	0.0%	--	--	--
Cumulative Days on Market Until Sale	25	52	+ 108.0%	32	39	+ 21.9%
Percent of Original List Price Received*	99.9%	98.4%	- 1.5%	99.0%	98.7%	- 0.3%
New Listings	25	22	- 12.0%	54	50	- 7.4%

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

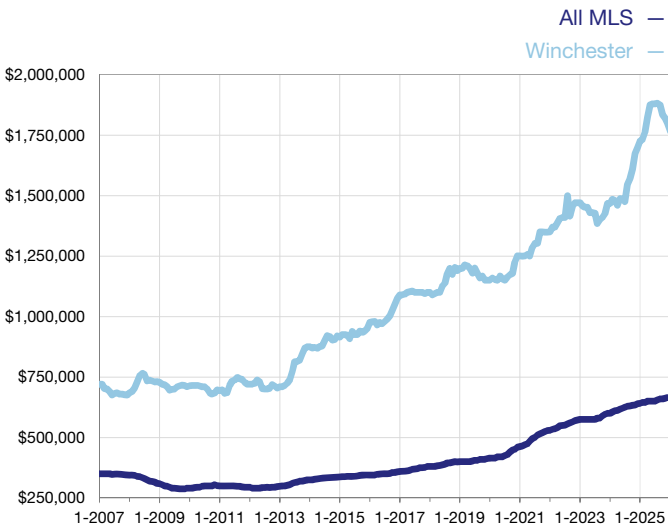
### Condominium Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	2	4	+ 100.0%	8	14	+ 75.0%
Closed Sales	4	6	+ 50.0%	12	15	+ 25.0%
Median Sales Price*	\$811,000	\$566,250	- 30.2%	\$811,000	\$750,000	- 7.5%
Inventory of Homes for Sale	7	4	- 42.9%	--	--	--
Months Supply of Inventory	1.2	0.7	- 41.7%	--	--	--
Cumulative Days on Market Until Sale	31	40	+ 29.0%	65	79	+ 21.5%
Percent of Original List Price Received*	100.2%	98.8%	- 1.4%	93.4%	99.1%	+ 6.1%
New Listings	5	5	0.0%	11	12	+ 9.1%

\* 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

