

Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Winchester

Single-Family Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	18	24	+ 33.3%	51	57	+ 11.8%
Closed Sales	10	11	+ 10.0%	31	42	+ 35.5%
Median Sales Price*	\$2,112,000	\$1,560,000	- 26.1%	\$2,050,000	\$1,559,100	- 23.9%
Inventory of Homes for Sale	42	31	- 26.2%	--	--	--
Months Supply of Inventory	3.0	1.9	- 36.7%	--	--	--
Cumulative Days on Market Until Sale	13	49	+ 276.9%	26	41	+ 57.7%
Percent of Original List Price Received*	105.8%	101.5%	- 4.1%	101.2%	99.4%	- 1.8%
New Listings	39	32	- 17.9%	93	81	- 12.9%

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

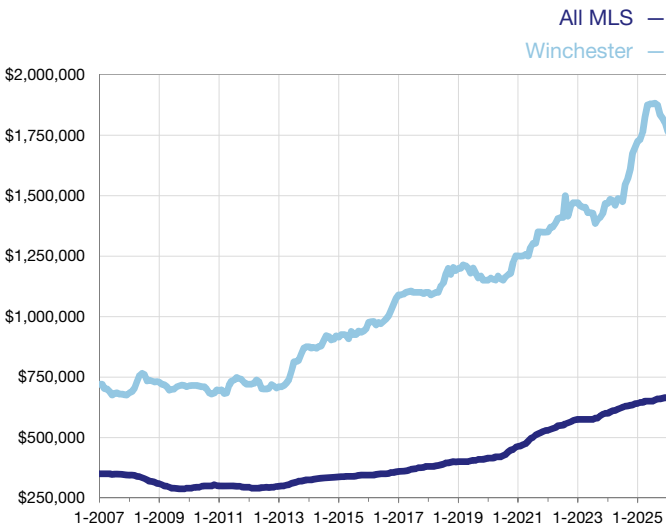
Condominium Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	3	8	+ 166.7%	11	21	+ 90.9%
Closed Sales	0	2	--	12	17	+ 41.7%
Median Sales Price*	\$0	\$711,250	--	\$811,000	\$722,500	- 10.9%
Inventory of Homes for Sale	10	11	+ 10.0%	--	--	--
Months Supply of Inventory	1.8	1.8	0.0%	--	--	--
Cumulative Days on Market Until Sale	0	21	--	65	72	+ 10.8%
Percent of Original List Price Received*	0.0%	104.5%	--	93.4%	99.7%	+ 6.7%
New Listings	6	14	+ 133.3%	17	25	+ 47.1%

* 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

