

Local Market Update – May 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Winchester

Single-Family Properties

Key Metrics	May			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	28	22	- 21.4%	79	75	- 5.1%
Closed Sales	17	22	+ 29.4%	48	65	+ 35.4%
Median Sales Price*	\$2,200,000	\$1,727,500	- 21.5%	\$2,124,500	\$1,560,000	- 26.6%
Inventory of Homes for Sale	41	35	- 14.6%	--	--	--
Months Supply of Inventory	2.9	2.3	- 20.7%	--	--	--
Cumulative Days on Market Until Sale	46	33	- 28.3%	33	38	+ 15.2%
Percent of Original List Price Received*	100.2%	99.8%	- 0.4%	100.8%	99.6%	- 1.2%
New Listings	28	24	- 14.3%	121	105	- 13.2%

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

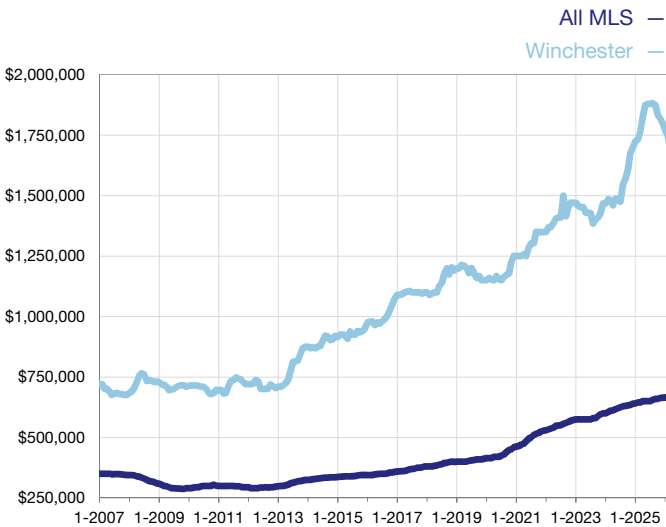
Condominium Properties

Key Metrics	May			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	10	11	+ 10.0%	21	31	+ 47.6%
Closed Sales	4	7	+ 75.0%	16	24	+ 50.0%
Median Sales Price*	\$705,000	\$1,055,000	+ 49.6%	\$706,000	\$787,500	+ 11.5%
Inventory of Homes for Sale	9	10	+ 11.1%	--	--	--
Months Supply of Inventory	1.6	1.7	+ 6.3%	--	--	--
Cumulative Days on Market Until Sale	35	36	+ 2.9%	57	62	+ 8.8%
Percent of Original List Price Received*	99.6%	104.3%	+ 4.7%	95.0%	101.1%	+ 6.4%
New Listings	9	9	0.0%	26	34	+ 30.8%

* 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

