

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Winchendon

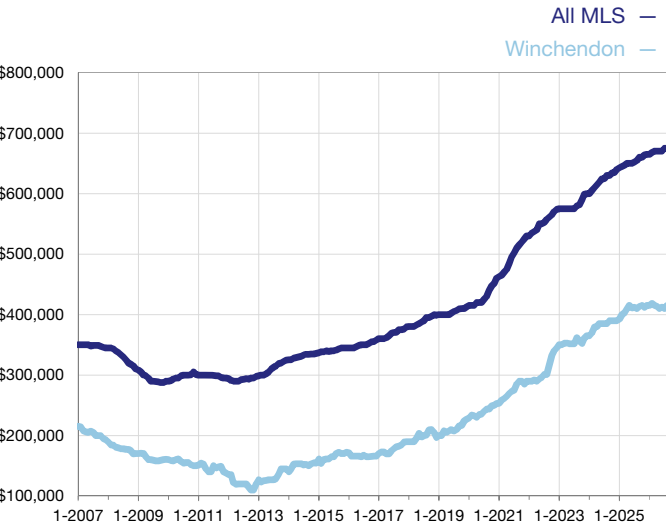
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	8	10	+ 25.0%	71	73	+ 2.8%
Closed Sales	9	10	+ 11.1%	70	71	+ 1.4%
Median Sales Price*	\$400,000	\$422,500	+ 5.6%	\$408,500	\$410,000	+ 0.4%
Inventory of Homes for Sale	25	15	- 40.0%	--	--	--
Months Supply of Inventory	2.8	1.6	- 42.9%	--	--	--
Cumulative Days on Market Until Sale	35	38	+ 8.6%	38	52	+ 36.8%
Percent of Original List Price Received*	95.3%	104.8%	+ 10.0%	98.2%	99.6%	+ 1.4%
New Listings	20	11	- 45.0%	90	81	- 10.0%

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

Condominium Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	0	0	--	2	0	- 100.0%
Closed Sales	0	0	--	2	0	- 100.0%
Median Sales Price*	\$0	\$0	--	\$227,500	\$0	- 100.0%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	1.0	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	23	0	- 100.0%
Percent of Original List Price Received*	0.0%	0.0%	--	104.6%	0.0%	- 100.0%
New Listings	1	0	- 100.0%	3	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

