

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Winchester

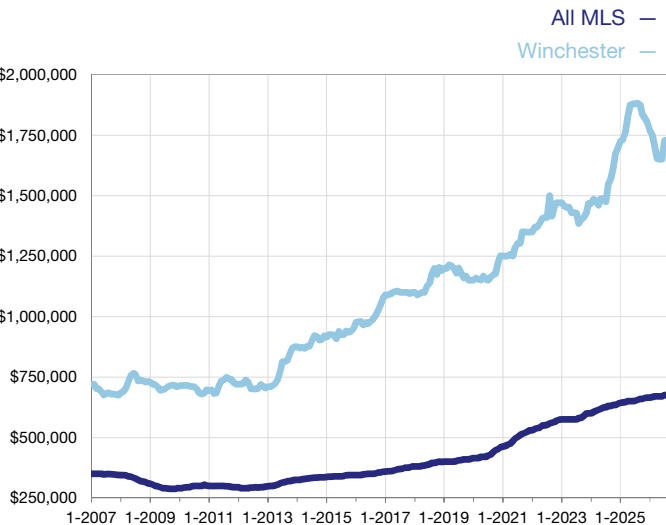
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	16	10	- 37.5%	130	119	- 8.5%
Closed Sales	17	12	- 29.4%	114	121	+ 6.1%
Median Sales Price*	\$1,775,000	\$1,950,000	+ 9.9%	\$1,885,950	\$1,750,000	- 7.2%
Inventory of Homes for Sale	31	34	+ 9.7%	--	--	--
Months Supply of Inventory	2.0	2.3	+ 15.0%	--	--	--
Cumulative Days on Market Until Sale	36	42	+ 16.7%	33	35	+ 6.1%
Percent of Original List Price Received*	99.3%	95.6%	- 3.7%	100.4%	99.1%	- 1.3%
New Listings	14	13	- 7.1%	184	161	- 12.5%

* 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	6	3	- 50.0%	40	40	0.0%
Closed Sales	5	6	+ 20.0%	38	43	+ 13.2%
Median Sales Price*	\$770,000	\$1,180,000	+ 53.2%	\$882,500	\$770,000	- 12.7%
Inventory of Homes for Sale	8	8	0.0%	--	--	--
Months Supply of Inventory	1.4	1.5	+ 7.1%	--	--	--
Cumulative Days on Market Until Sale	20	26	+ 30.0%	43	49	+ 14.0%
Percent of Original List Price Received*	98.8%	100.9%	+ 2.1%	97.1%	100.5%	+ 3.5%
New Listings	8	1	- 87.5%	45	47	+ 4.4%

* 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

