

Local Market Update – September 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Winchester

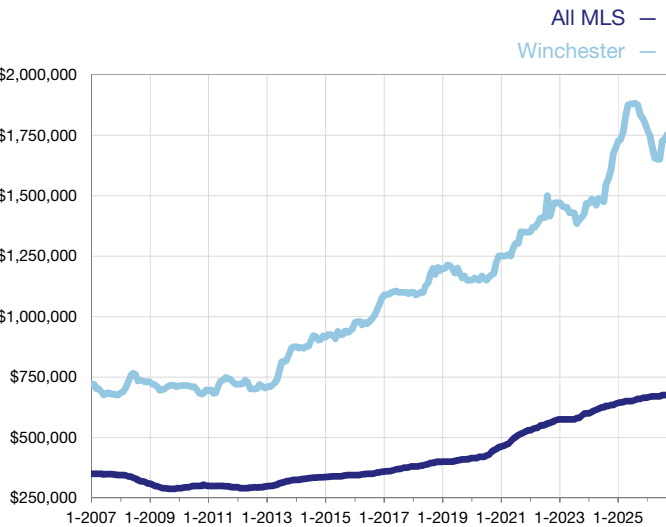
Single-Family Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	15	17	+ 13.3%	145	133	- 8.3%
Closed Sales	14	11	- 21.4%	128	132	+ 3.1%
Median Sales Price*	\$1,695,750	\$1,900,000	+ 12.0%	\$1,817,500	\$1,765,000	- 2.9%
Inventory of Homes for Sale	31	40	+ 29.0%	--	--	--
Months Supply of Inventory	2.1	2.7	+ 28.6%	--	--	--
Cumulative Days on Market Until Sale	29	60	+ 106.9%	32	37	+ 15.6%
Percent of Original List Price Received*	99.2%	97.2%	- 2.0%	100.2%	98.9%	- 1.3%
New Listings	21	29	+ 38.1%	205	187	- 8.8%

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

Condominium Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	8	2	- 75.0%	48	40	- 16.7%
Closed Sales	8	0	- 100.0%	46	43	- 6.5%
Median Sales Price*	\$700,000	\$0	- 100.0%	\$759,950	\$770,000	+ 1.3%
Inventory of Homes for Sale	10	20	+ 100.0%	--	--	--
Months Supply of Inventory	1.8	4.4	+ 144.4%	--	--	--
Cumulative Days on Market Until Sale	23	0	- 100.0%	39	49	+ 25.6%
Percent of Original List Price Received*	103.0%	0.0%	- 100.0%	98.1%	100.5%	+ 2.4%
New Listings	10	11	+ 10.0%	55	60	+ 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

