Local Market Update – October 2026

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Winchendon

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	10	**8**	- 20.0%	90	**88**	- 2.2%
Closed Sales	8	**8**	0.0%	85	**89**	+ 4.7%
Median Sales Price*	$468,000	**$320,000**	- 31.6%	$415,000	**$400,000**	- 3.6%
Inventory of Homes for Sale	29	**24**	- 17.2%	--	--	--
Months Supply of Inventory	3.3	**2.7**	- 18.2%	--	--	--
Cumulative Days on Market Until Sale	55	**51**	- 7.3%	39	**50**	+ 28.2%
Percent of Original List Price Received*	95.8%	**92.7%**	- 3.2%	98.0%	**99.0%**	+ 1.0%
New Listings	15	**14**	- 6.7%	117	**111**	- 5.1%

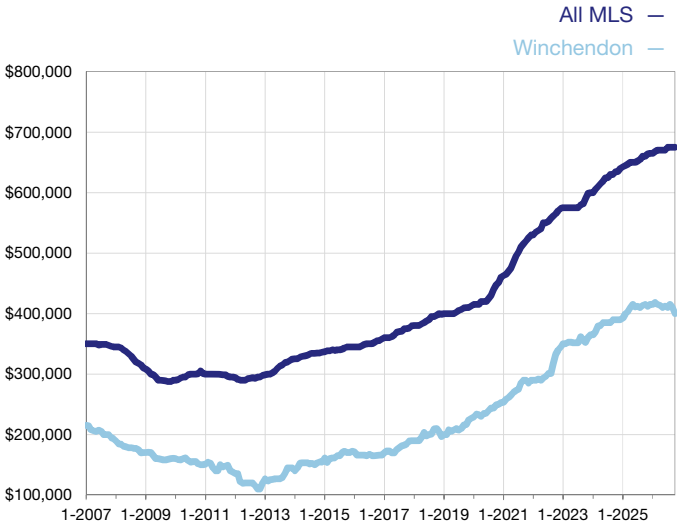
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

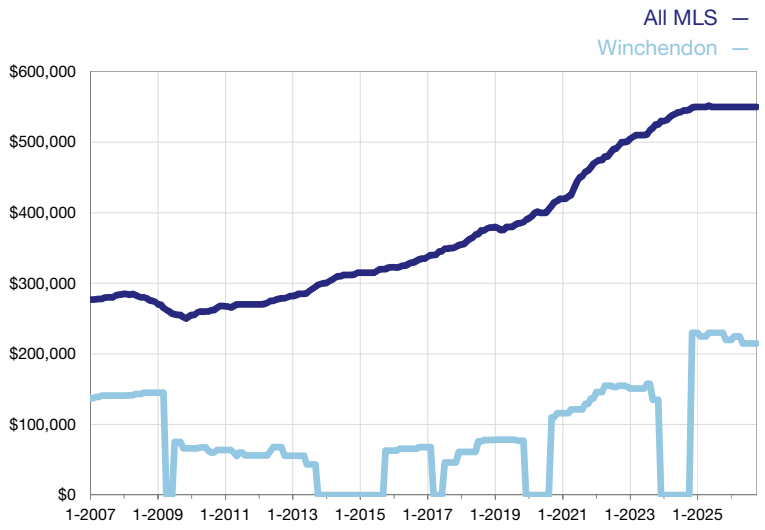
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	1	**1**	0.0%	3	**1**	- 66.7%
Closed Sales	0	**0**	--	2	**0**	- 100.0%
Median Sales Price*	$0	**$0**	--	$227,500	**$0**	- 100.0%
Inventory of Homes for Sale	0	**0**	--	--	--	--
Months Supply of Inventory	0.0	**0.0**	--	--	--	--
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	0	**1**	--	3	**1**	- 66.7%

* 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



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