Local Market Update – October 2026

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

Winchester

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	14	**15**	+ 7.1%	158	**146**	- 7.6%
Closed Sales	19	**16**	- 15.8%	147	**149**	+ 1.4%
Median Sales Price*	$1,750,000	**$1,775,000**	+ 1.4%	$1,815,000	**$1,775,000**	- 2.2%
Inventory of Homes for Sale	40	**42**	+ 5.0%	--	--	--
Months Supply of Inventory	2.7	**2.9**	+ 7.4%	--	--	--
Cumulative Days on Market Until Sale	35	**44**	+ 25.7%	33	**38**	+ 15.2%
Percent of Original List Price Received*	96.9%	**97.0%**	+ 0.1%	99.8%	**98.7%**	- 1.1%
New Listings	27	**20**	- 25.9%	232	**207**	- 10.8%

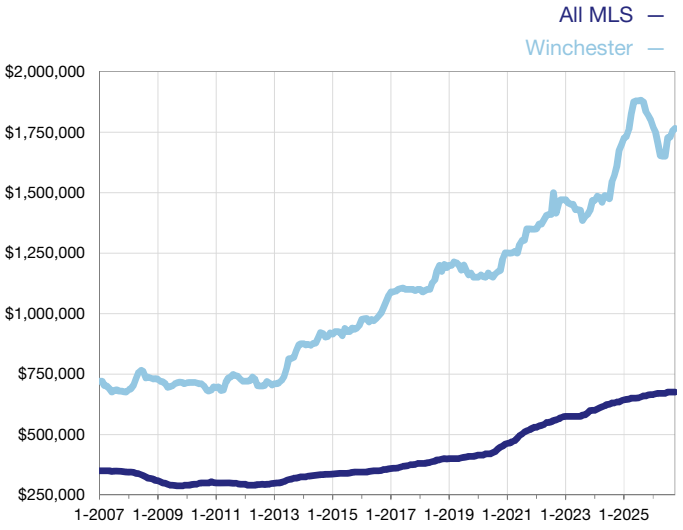
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

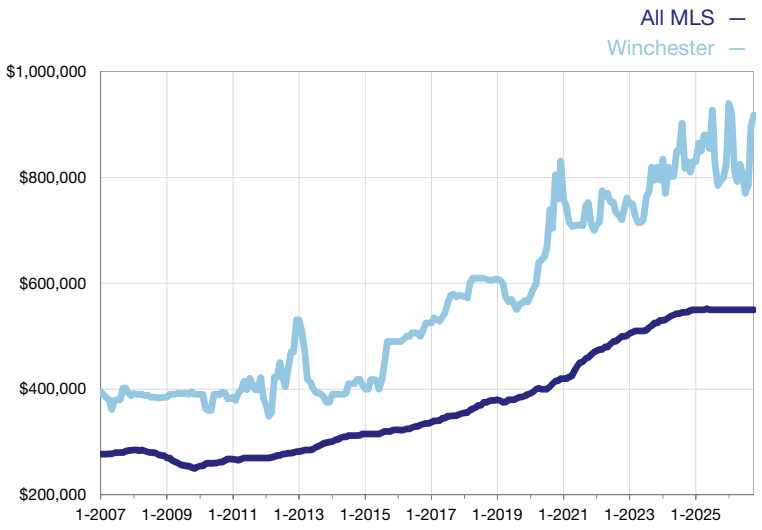
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	6	**4**	- 33.3%	54	**43**	- 20.4%
Closed Sales	6	**4**	- 33.3%	52	**47**	- 9.6%
Median Sales Price*	$850,000	**$888,500**	+ 4.5%	$777,750	**$805,000**	+ 3.5%
Inventory of Homes for Sale	10	**13**	+ 30.0%	--	--	--
Months Supply of Inventory	1.9	**3.1**	+ 63.2%	--	--	--
Cumulative Days on Market Until Sale	15	**37**	+ 146.7%	37	**48**	+ 29.7%
Percent of Original List Price Received*	99.0%	**96.7%**	- 2.3%	98.2%	**100.1%**	+ 1.9%
New Listings	7	**1**	- 85.7%	62	**62**	0.0%

* 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



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