

# Winchester, MA Area Market Review

2022 vs. 2021 As of December 31, 2022

Prepared by Deborah Fogarty on Monday, January 02, 2023

## Single Family

Sold (Year to Date)	2021	2022	Var.	Var. %	Trend
Closed Units (Sold)	236	211	-25	-10.59%	↓
Average Days on Market	34	28	-6	-17.65%	↓
Average Days to Offer	23	17	-6	-26.09%	↓
Average Sale Price	\$1,426,423.73	\$1,593,641.54	\$167,217.81	11.72%	↑
Average Sale \$ / SqFt	\$469.00	\$530.20	\$61.20	13.05%	↑
Average List Price	\$1,402,126.17	\$1,531,215.60	\$129,089.43	9.21%	↑
Average List \$ / SqFt	\$457.86	\$506.21	\$48.35	10.56%	↑
Average Original List Price	\$1,420,902.63	\$1,551,009.46	\$130,106.83	9.16%	↑
Average Original List \$ / SqFt	\$464.25	\$512.59	\$48.34	10.41%	↑
Average Sale Price as % of List Price	102.66%	105.02%	2.36%	2.30%	↑
Average Sale Price as % of Original List Price	101.46%	103.85%	2.39%	2.36%	↑
Sold Units - Short Sale	0	0	0	0%	↔