

Winchester 01890

ZIP code · MA · Massachusetts › Middlesex County › Winchester

SELLER'S MARKET

\$1.6M

MEDIAN SALE PRICE

+7.0%

1-YR CHANGE

284

SALES (12 MO)

\$1.5M

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 65 / 100



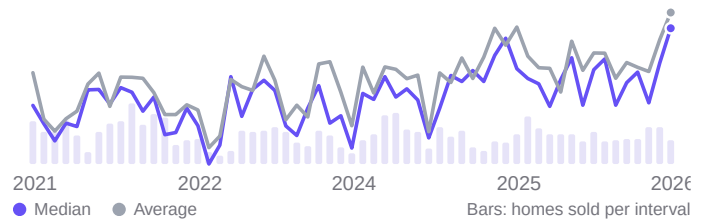
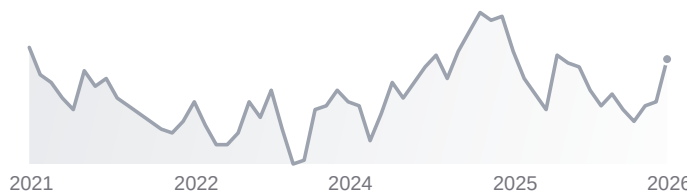
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

65 / 100

Sale prices

Median \$1.9M · Average \$2M

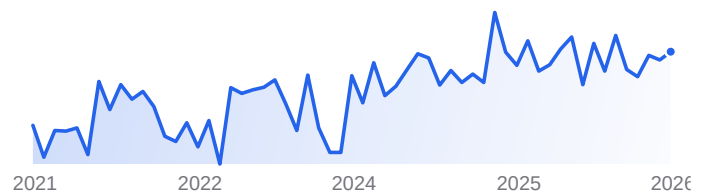
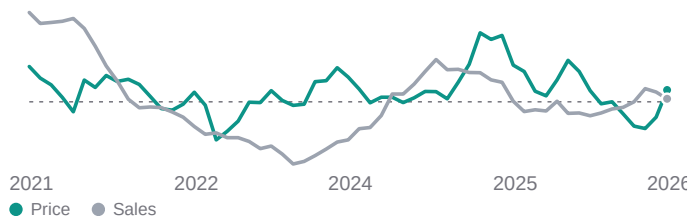


Growth (year over year)

Price +7.0% · Sales +1.8%

Price per square foot

\$602/ft²

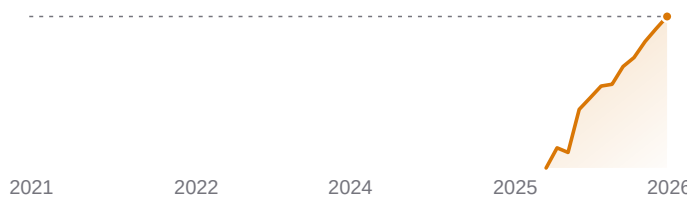


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

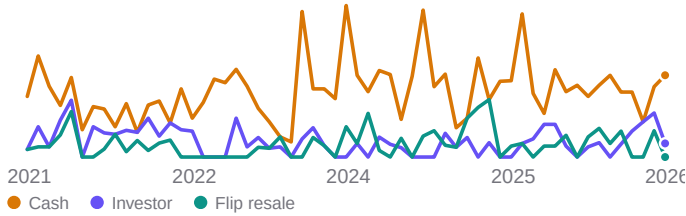
3.8%



BUYERS & OUTCOMES

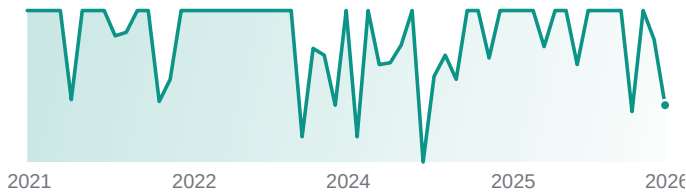
Buyer mix

Cash 30% · Investor 5.0% · Flip resale 0%



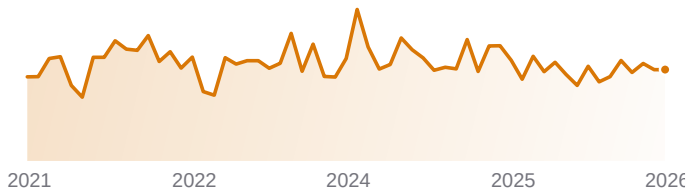
Sellers who sold at a gain

88%

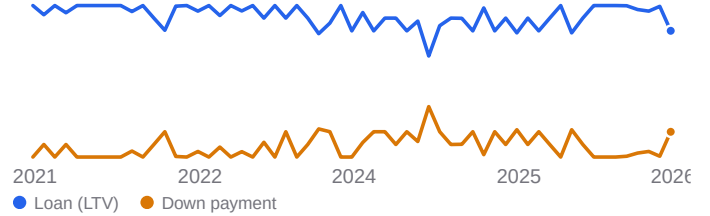


Median annualized return at resale

+4.7%

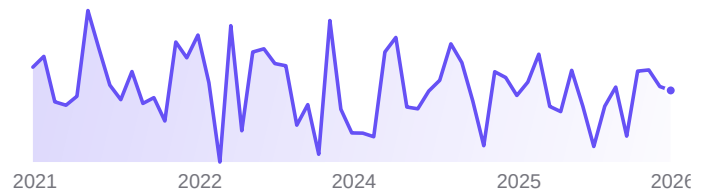


Financing (share of purchase price) Loan (LTV) 70% · Down payment 30%



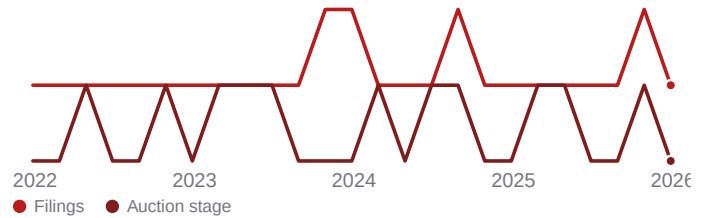
Typical hold before selling

11.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	7,523
Median value (AVM)	\$1.5M
Median size	2,637 ft²
Median bedrooms	4
Median year built	1952
Single family	76%
Condos	20%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	1.0%
Owner occupied	90%
Company owned	21%
Median loan-to-value	40%

Typical ownership tenure

14.4 yrs

COMMUNITY

Population	23,604
Density	3,661 / mi ²
Median household income	\$196K
Average household income	\$256K
Crime index (US avg 100)	23
Air pollution index (US avg 100)	109
Earthquake index (US avg 100)	82
Homes occupied	96%
Bachelor's or higher	29%
Poverty rate	3.4%
Unemployment	1.2%
Average temp	49°F
Annual precip	48 in
Sunshine	58%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.