Local Market Update – September 2016

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

Winchester

Single-Family Properties

	September			Year to Date		
Key Metrics	**2015**	**2016**	**+ / –**	**2015**	**2016**	**+ / –**
Pending Sales	26	**16**	- 38.5%	205	**179**	- 12.7%
Closed Sales	15	**13**	- 13.3%	182	**166**	- 8.8%
Median Sales Price*	$950,000	**$1,225,000**	+ 28.9%	$950,250	**$1,037,500**	+ 9.2%
Inventory of Homes for Sale	51	**53**	+ 3.9%	--	--	--
Months Supply of Inventory	2.7	**2.8**	+ 3.7%	--	--	--
Cumulative Days on Market Until Sale	47	**59**	+ 25.5%	51	**56**	+ 9.8%
Percent of Original List Price Received*	97.9%	**94.5%**	- 3.5%	99.6%	**99.0%**	- 0.6%
New Listings	33	**32**	- 3.0%	260	**260**	0.0%

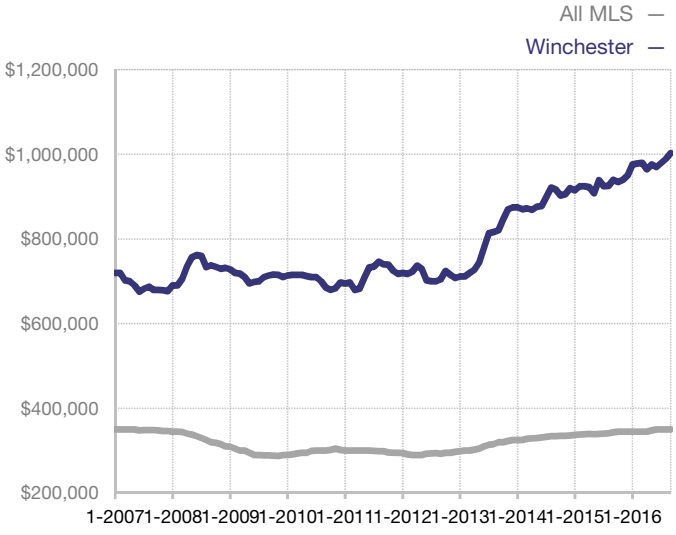
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

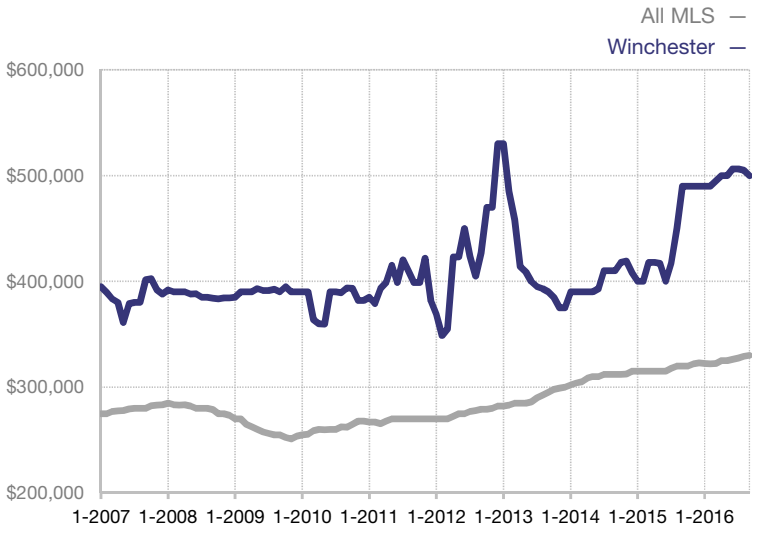
	September			Year to Date		
Key Metrics	**2015**	**2016**	**+ / –**	**2015**	**2016**	**+ / –**
Pending Sales	5	**11**	+ 120.0%	74	**69**	- 6.8%
Closed Sales	10	**9**	- 10.0%	76	**57**	- 25.0%
Median Sales Price*	$505,001	**$500,000**	- 1.0%	$490,000	**$500,000**	+ 2.0%
Inventory of Homes for Sale	11	**15**	+ 36.4%	--	--	--
Months Supply of Inventory	1.5	**2.7**	+ 80.0%	--	--	--
Cumulative Days on Market Until Sale	46	**48**	+ 4.3%	43	**45**	+ 4.7%
Percent of Original List Price Received*	102.1%	**99.1%**	- 2.9%	99.5%	**100.4%**	+ 0.9%
New Listings	10	**11**	+ 10.0%	90	**100**	+ 11.1%

* 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



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