

Local Market Update – November 2017

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Winchester

Single-Family Properties

Key Metrics	November			Year to Date		
	2016	2017	+ / -	2016	2017	+ / -
Pending Sales	17	14	- 17.6%	215	239	+ 11.2%
Closed Sales	24	13	- 45.8%	200	221	+ 10.5%
Median Sales Price*	\$1,090,000	\$910,000	- 16.5%	\$1,075,000	\$1,100,000	+ 2.3%
Inventory of Homes for Sale	39	41	+ 5.1%	--	--	--
Months Supply of Inventory	2.1	2.0	- 4.8%	--	--	--
Cumulative Days on Market Until Sale	61	44	- 27.9%	55	51	- 7.3%
Percent of Original List Price Received*	95.6%	95.8%	+ 0.2%	98.5%	98.1%	- 0.4%
New Listings	12	17	+ 41.7%	298	325	+ 9.1%

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

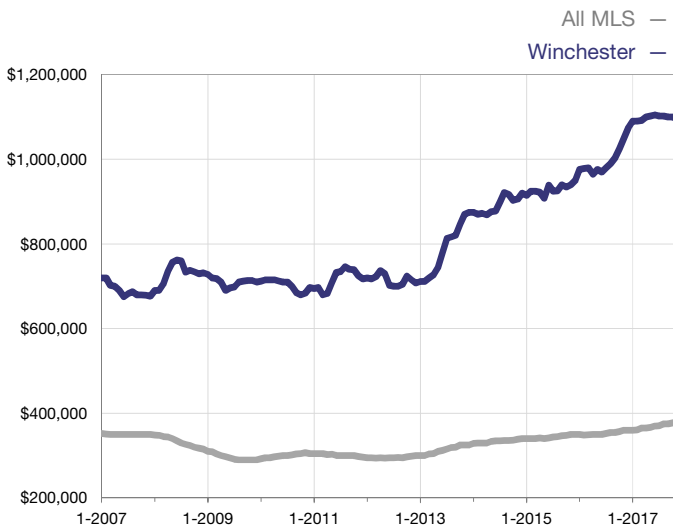
Condominium Properties

Key Metrics	November			Year to Date		
	2016	2017	+ / -	2016	2017	+ / -
Pending Sales	6	7	+ 16.7%	83	77	- 7.2%
Closed Sales	14	7	- 50.0%	78	77	- 1.3%
Median Sales Price*	\$575,000	\$780,000	+ 35.7%	\$525,000	\$578,000	+ 10.1%
Inventory of Homes for Sale	13	14	+ 7.7%	--	--	--
Months Supply of Inventory	2.0	2.1	+ 5.0%	--	--	--
Cumulative Days on Market Until Sale	54	54	0.0%	49	44	- 10.2%
Percent of Original List Price Received*	98.1%	99.0%	+ 0.9%	99.8%	98.8%	- 1.0%
New Listings	6	10	+ 66.7%	112	108	- 3.6%

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

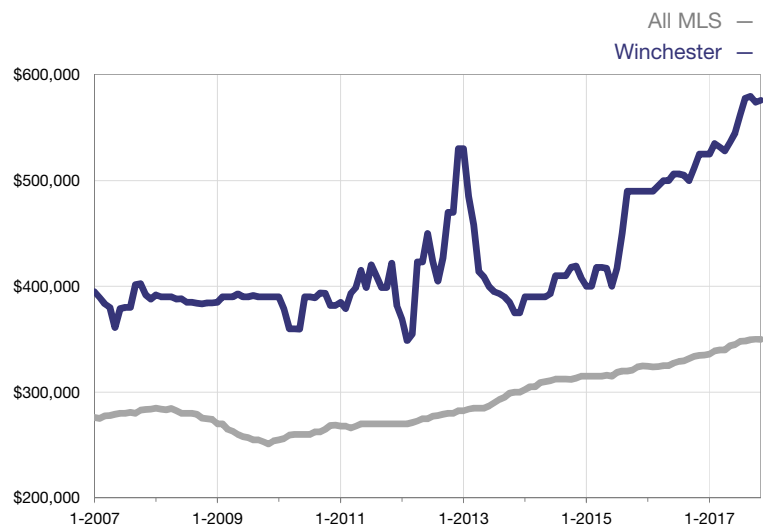
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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