Local Market Update – December 2018

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

Winchester

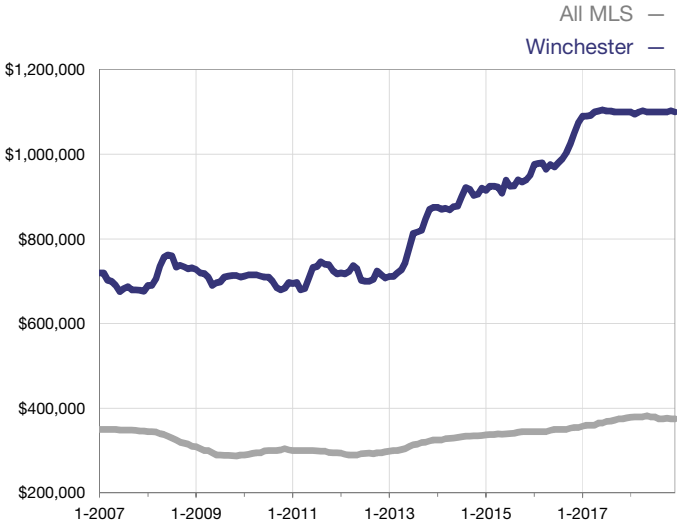
Single-Family Properties	December			Year to Date		
Key Metrics	**2017**	**2018**	**+ / –**	**2017**	**2018**	**+ / –**
Pending Sales	12	**7**	- 41.7%	246	**229**	- 6.9%
Closed Sales	17	**11**	- 35.3%	237	**228**	- 3.8%
Median Sales Price*	$1,200,000	**$943,000**	- 21.4%	$1,100,000	**$1,189,500**	+ 8.1%
Inventory of Homes for Sale	33	**17**	- 48.5%	--	--	--
Months Supply of Inventory	1.7	**0.9**	- 47.1%	--	--	--
Cumulative Days on Market Until Sale	52	**90**	+ 73.1%	51	**53**	+ 3.9%
Percent of Original List Price Received*	97.1%	**97.6%**	+ 0.5%	97.9%	**98.6%**	+ 0.7%
New Listings	8	**4**	- 50.0%	328	**280**	- 14.6%

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

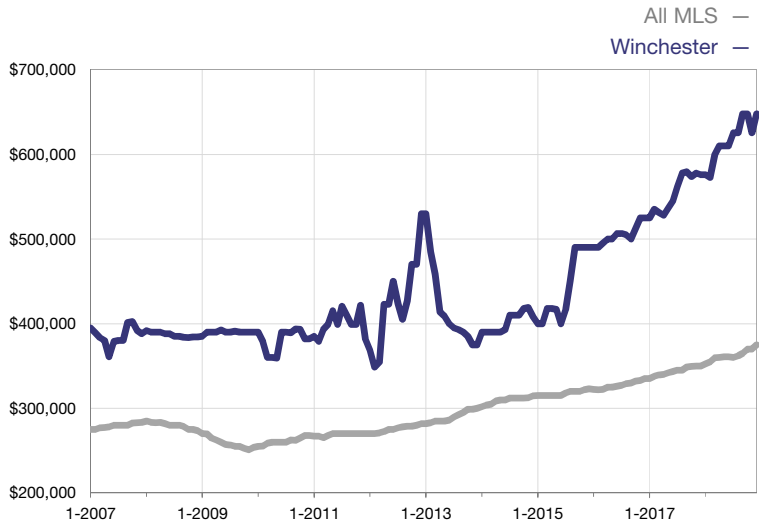
Condominium Properties	December			Year to Date		
Key Metrics	**2017**	**2018**	**+ / –**	**2017**	**2018**	**+ / –**
Pending Sales	2	**4**	+ 100.0%	82	**87**	+ 6.1%
Closed Sales	10	**8**	- 20.0%	88	**88**	0.0%
Median Sales Price*	$559,450	**$714,950**	+ 27.8%	$575,943	**$608,000**	+ 5.6%
Inventory of Homes for Sale	10	**6**	- 40.0%	--	--	--
Months Supply of Inventory	1.4	**0.8**	- 42.9%	--	--	--
Cumulative Days on Market Until Sale	28	**38**	+ 35.7%	41	**39**	- 4.9%
Percent of Original List Price Received*	99.3%	**96.6%**	- 2.7%	99.0%	**101.3%**	+ 2.3%
New Listings	2	**1**	- 50.0%	115	**93**	- 19.1%

* 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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