

Local Market Update – October 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Winchester

Single-Family Properties

Key Metrics	October			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	18	20	+ 11.1%	209	219	+ 4.8%
Closed Sales	15	28	+ 86.7%	202	202	0.0%
Median Sales Price*	\$1,035,000	\$1,185,000	+ 14.5%	\$1,167,500	\$1,249,500	+ 7.0%
Inventory of Homes for Sale	59	29	- 50.8%	--	--	--
Months Supply of Inventory	3.1	1.4	- 54.8%	--	--	--
Cumulative Days on Market Until Sale	65	32	- 50.8%	47	50	+ 6.4%
Percent of Original List Price Received*	97.4%	99.7%	+ 2.4%	98.0%	97.9%	- 0.1%
New Listings	29	22	- 24.1%	282	251	- 11.0%

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

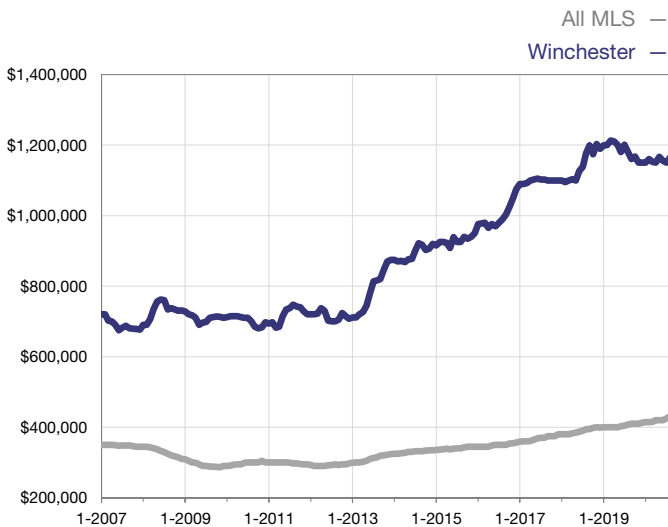
Condominium Properties

Key Metrics	October			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	8	8	0.0%	59	70	+ 18.6%
Closed Sales	4	7	+ 75.0%	49	57	+ 16.3%
Median Sales Price*	\$554,750	\$990,000	+ 78.5%	\$550,500	\$822,000	+ 49.3%
Inventory of Homes for Sale	22	17	- 22.7%	--	--	--
Months Supply of Inventory	4.3	3.0	- 30.2%	--	--	--
Cumulative Days on Market Until Sale	48	65	+ 35.4%	41	60	+ 46.3%
Percent of Original List Price Received*	93.5%	98.6%	+ 5.5%	98.6%	98.7%	+ 0.1%
New Listings	15	9	- 40.0%	92	89	- 3.3%

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

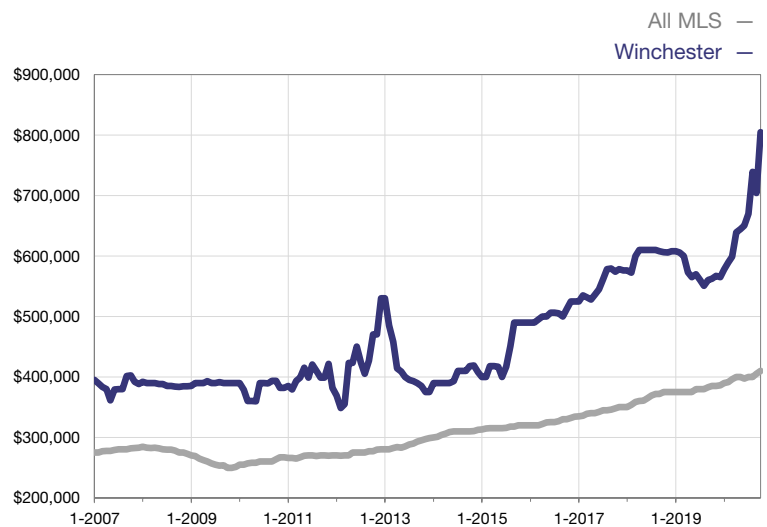
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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