

Local Market Update – June 2016

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Winchester

Single-Family Properties

Key Metrics	June			Year to Date		
	2015	2016	+ / -	2015	2016	+ / -
Pending Sales	33	25	- 24.2%	147	135	- 8.2%
Closed Sales	45	31	- 31.1%	92	101	+ 9.8%
Median Sales Price*	\$1,090,000	\$992,500	- 8.9%	\$944,000	\$960,000	+ 1.7%
Inventory of Homes for Sale	52	47	- 9.6%	--	--	--
Months Supply of Inventory	3.1	2.3	- 25.8%	--	--	--
Cumulative Days on Market Until Sale	62	66	+ 6.5%	60	57	- 5.0%
Percent of Original List Price Received*	98.0%	99.8%	+ 1.8%	99.7%	99.2%	- 0.5%
New Listings	36	27	- 25.0%	190	188	- 1.1%

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

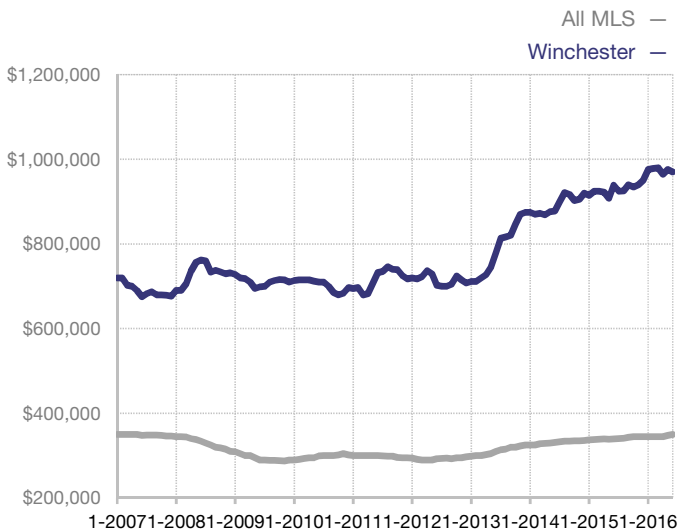
Condominium Properties

Key Metrics	June			Year to Date		
	2015	2016	+ / -	2015	2016	+ / -
Pending Sales	13	7	- 46.2%	57	40	- 29.8%
Closed Sales	14	9	- 35.7%	44	28	- 36.4%
Median Sales Price*	\$349,250	\$519,000	+ 48.6%	\$405,750	\$509,500	+ 25.6%
Inventory of Homes for Sale	10	19	+ 90.0%	--	--	--
Months Supply of Inventory	1.5	3.3	+ 120.0%	--	--	--
Cumulative Days on Market Until Sale	52	49	- 5.8%	42	47	+ 11.9%
Percent of Original List Price Received*	96.3%	100.1%	+ 3.9%	98.7%	101.4%	+ 2.7%
New Listings	13	15	+ 15.4%	64	66	+ 3.1%

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

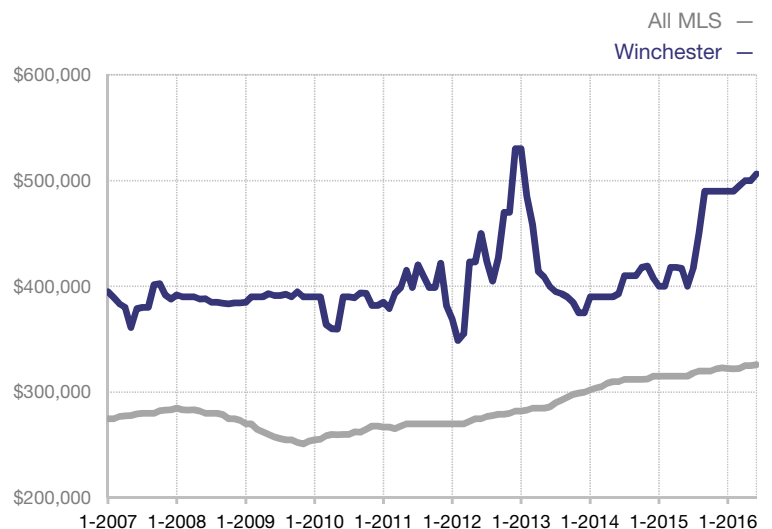
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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