

# Local Market Update – August 2016

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Winchester

### Single-Family Properties

Key Metrics	August			Year to Date		
	2015	2016	+ / -	2015	2016	+ / -
Pending Sales	15	12	- 20.0%	179	164	- 8.4%
Closed Sales	28	27	- 3.6%	167	153	- 8.4%
Median Sales Price*	\$1,025,000	<b>\$1,128,000</b>	+ 10.0%	\$950,500	<b>\$1,010,000</b>	+ 6.3%
Inventory of Homes for Sale	52	43	- 17.3%	--	--	--
Months Supply of Inventory	2.8	2.3	- 17.9%	--	--	--
Cumulative Days on Market Until Sale	53	65	+ 22.6%	52	56	+ 7.7%
Percent of Original List Price Received*	97.4%	<b>99.8%</b>	+ 2.5%	99.8%	<b>99.4%</b>	- 0.4%
New Listings	17	20	+ 17.6%	227	229	+ 0.9%

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

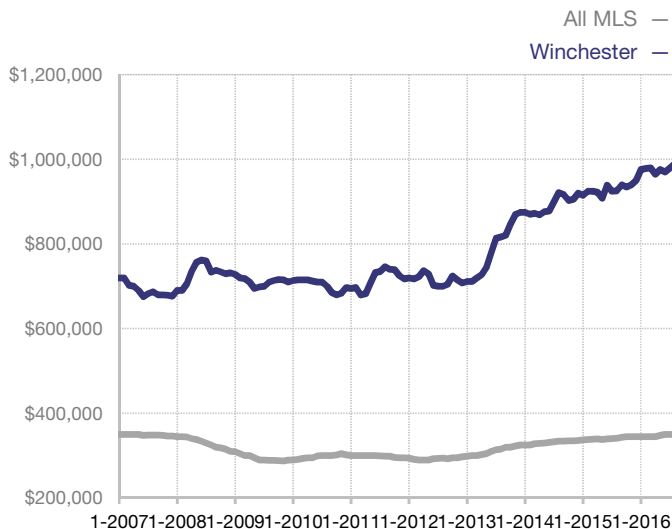
### Condominium Properties

Key Metrics	August			Year to Date		
	2015	2016	+ / -	2015	2016	+ / -
Pending Sales	7	11	+ 57.1%	69	60	- 13.0%
Closed Sales	10	12	+ 20.0%	66	48	- 27.3%
Median Sales Price*	\$572,950	<b>\$477,000</b>	- 16.7%	\$467,500	<b>\$501,000</b>	+ 7.2%
Inventory of Homes for Sale	9	14	+ 55.6%	--	--	--
Months Supply of Inventory	1.2	2.5	+ 108.3%	--	--	--
Cumulative Days on Market Until Sale	47	44	- 6.4%	42	44	+ 4.8%
Percent of Original List Price Received*	99.9%	<b>98.0%</b>	- 1.9%	99.1%	<b>100.6%</b>	+ 1.5%
New Listings	5	11	+ 120.0%	80	88	+ 10.0%

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

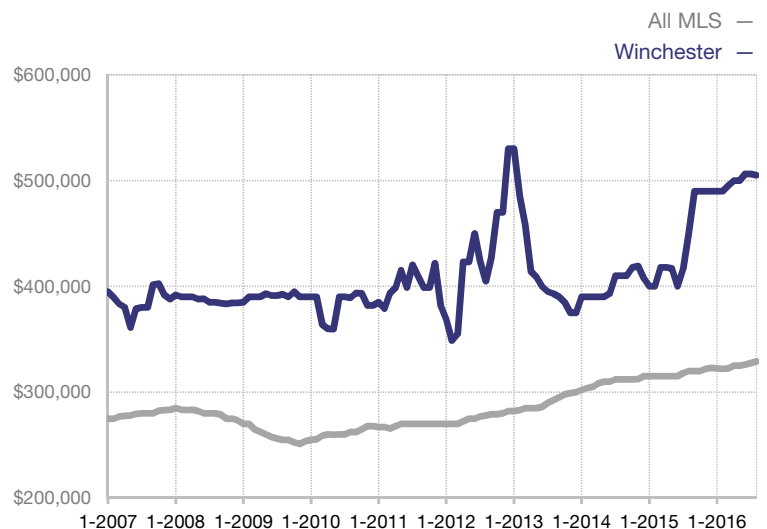
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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