Local Market Update – November 2018

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

Winchendon

Single-Family Properties

	November			Year to Date		
Key Metrics	**2017**	**2018**	**+ / –**	**2017**	**2018**	**+ / –**
Pending Sales	10	**12**	+ 20.0%	158	**134**	- 15.2%
Closed Sales	12	**12**	0.0%	153	**124**	- 19.0%
Median Sales Price*	$217,000	**$190,180**	- 12.4%	$185,500	**$199,500**	+ 7.5%
Inventory of Homes for Sale	38	**32**	- 15.8%	--	--	--
Months Supply of Inventory	2.7	**2.8**	+ 3.7%	--	--	--
Cumulative Days on Market Until Sale	84	**48**	- 42.9%	69	**66**	- 4.3%
Percent of Original List Price Received*	98.3%	**96.7%**	- 1.6%	95.3%	**98.2%**	+ 3.0%
New Listings	12	**13**	+ 8.3%	188	**159**	- 15.4%

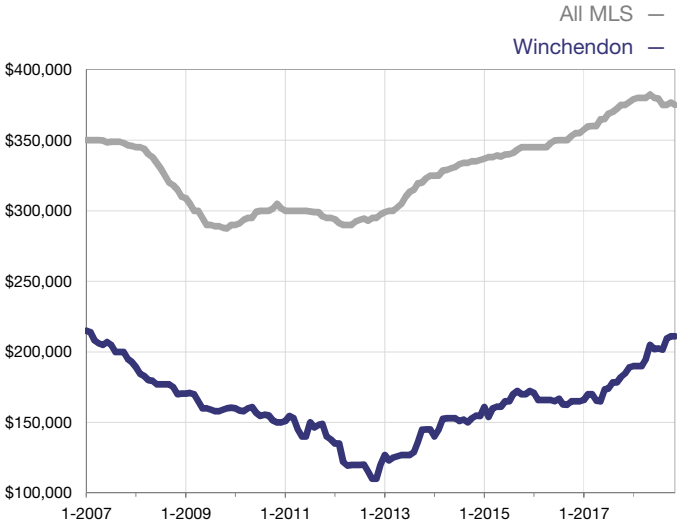
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

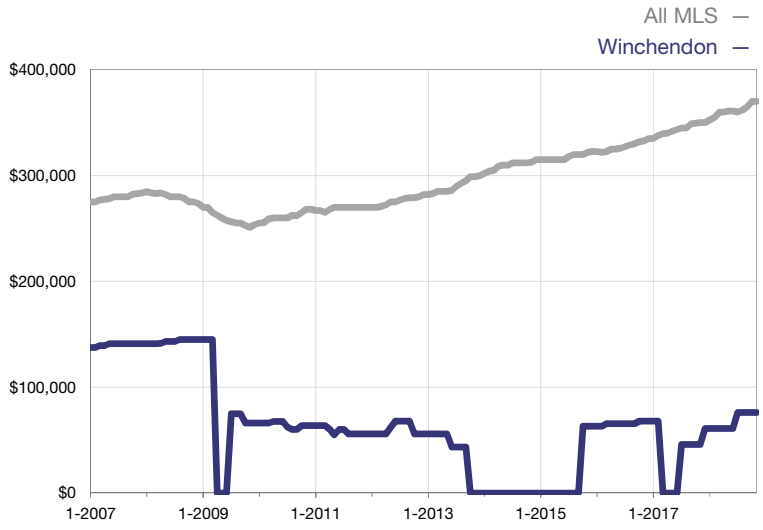
	November			Year to Date		
Key Metrics	**2017**	**2018**	**+ / –**	**2017**	**2018**	**+ / –**
Pending Sales	1	**1**	0.0%	2	**2**	0.0%
Closed Sales	0	**0**	--	1	**1**	0.0%
Median Sales Price*	$0	**$0**	--	$46,000	**$80,000**	+ 73.9%
Inventory of Homes for Sale	0	**0**	--	--	--	--
Months Supply of Inventory	0.0	**0.0**	--	--	--	--
Cumulative Days on Market Until Sale	0	**0**	--	155	**6**	- 96.1%
Percent of Original List Price Received*	0.0%	**0.0%**	--	83.6%	**94.1%**	+ 12.6%
New Listings	1	**0**	- 100.0%	2	**2**	0.0%

* 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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