

# Local Market Update – July 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Winchendon

### Single-Family Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	11	14	+ 27.3%	84	78	- 7.1%
Closed Sales	13	16	+ 23.1%	72	71	- 1.4%
Median Sales Price*	\$225,000	<b>\$197,500</b>	- 12.2%	\$196,000	<b>\$207,000</b>	+ 5.6%
Inventory of Homes for Sale	28	27	- 3.6%	--	--	--
Months Supply of Inventory	2.4	2.4	0.0%	--	--	--
Cumulative Days on Market Until Sale	32	50	+ 56.3%	80	64	- 20.0%
Percent of Original List Price Received*	97.1%	<b>99.7%</b>	+ 2.7%	98.9%	<b>97.2%</b>	- 1.7%
New Listings	13	19	+ 46.2%	95	100	+ 5.3%

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

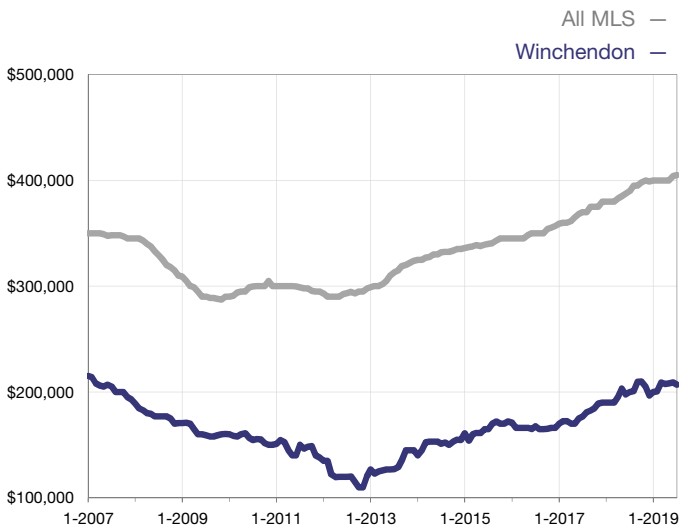
### Condominium Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	0	0	--	0	1	--
Closed Sales	0	0	--	0	1	--
Median Sales Price*	\$0	<b>\$0</b>	--	\$0	<b>\$82,000</b>	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	0	19	--
Percent of Original List Price Received*	0.0%	<b>0.0%</b>	--	0.0%	<b>91.2%</b>	--
New Listings	0	0	--	0	1	--

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

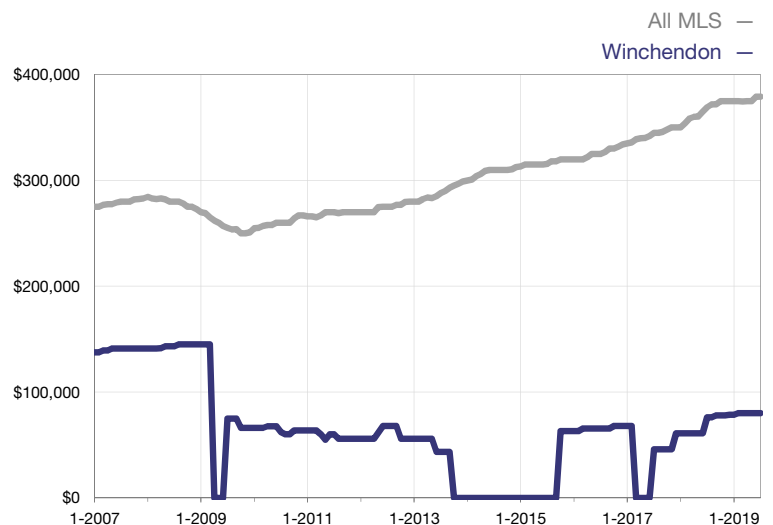
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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