

# Local Market Update – July 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Winchester

### Single-Family Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	23	19	- 17.4%	146	161	+ 10.3%
Closed Sales	29	26	- 10.3%	126	140	+ 11.1%
Median Sales Price*	\$1,120,000	<b>\$1,201,000</b>	+ 7.2%	\$1,153,000	<b>\$1,177,000</b>	+ 2.1%
Inventory of Homes for Sale	51	49	- 3.9%	--	--	--
Months Supply of Inventory	2.8	2.4	- 14.3%	--	--	--
Cumulative Days on Market Until Sale	38	23	- 39.5%	52	48	- 7.7%
Percent of Original List Price Received*	101.3%	<b>100.8%</b>	- 0.5%	99.0%	<b>98.7%</b>	- 0.3%
New Listings	24	17	- 29.2%	192	211	+ 9.9%

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

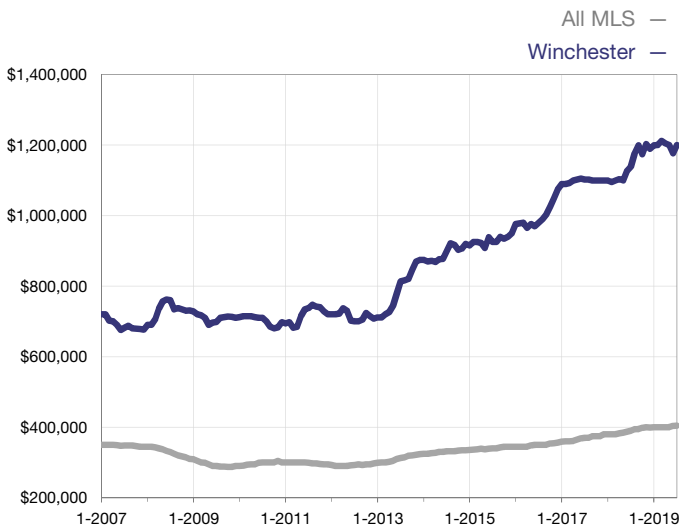
### Condominium Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	7	8	+ 14.3%	61	45	- 26.2%
Closed Sales	11	6	- 45.5%	53	29	- 45.3%
Median Sales Price*	\$652,000	<b>\$587,000</b>	- 10.0%	\$610,000	<b>\$550,500</b>	- 9.8%
Inventory of Homes for Sale	7	6	- 14.3%	--	--	--
Months Supply of Inventory	0.8	1.1	+ 37.5%	--	--	--
Cumulative Days on Market Until Sale	21	47	+ 123.8%	44	38	- 13.6%
Percent of Original List Price Received*	99.8%	<b>95.3%</b>	- 4.5%	101.4%	<b>99.6%</b>	- 1.8%
New Listings	7	6	- 14.3%	62	60	- 3.2%

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

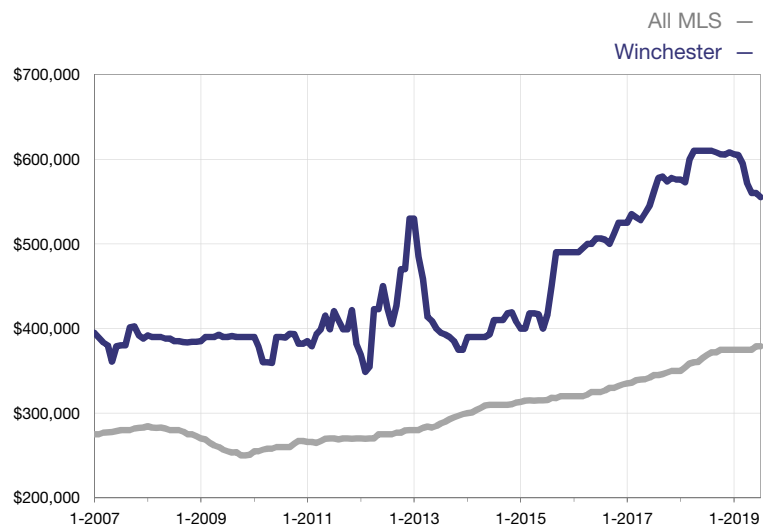
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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