

Local Market Update – November 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Winchendon

Single-Family Properties

	November			Year to Date		
Key Metrics	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	10	17	+ 70.0%	123	156	+ 26.8%
Closed Sales	12	12	0.0%	122	129	+ 5.7%
Median Sales Price*	\$252,250	\$285,000	+ 13.0%	\$227,930	\$250,000	+ 9.7%
Inventory of Homes for Sale	38	17	- 55.3%	--	--	--
Months Supply of Inventory	3.3	1.4	- 57.6%	--	--	--
Cumulative Days on Market Until Sale	31	25	- 19.4%	60	51	- 15.0%
Percent of Original List Price Received*	97.2%	106.2%	+ 9.3%	97.7%	98.5%	+ 0.8%
New Listings	14	15	+ 7.1%	165	174	+ 5.5%

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

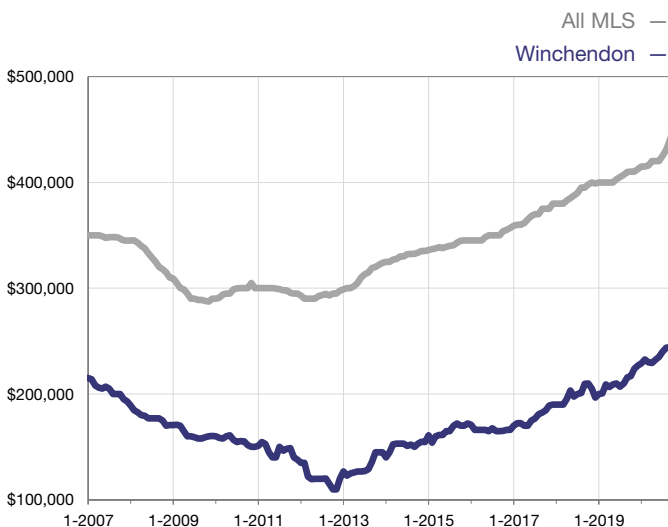
Condominium Properties

	November			Year to Date		
Key Metrics	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	0	0	--	1	4	+ 300.0%
Closed Sales	0	1	--	1	4	+ 300.0%
Median Sales Price*	\$0	\$121,500	--	\$82,000	\$115,750	+ 41.2%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	5	--	19	20	+ 5.3%
Percent of Original List Price Received*	0.0%	103.1%	--	91.2%	102.5%	+ 12.4%
New Listings	0	0	--	1	4	+ 300.0%

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

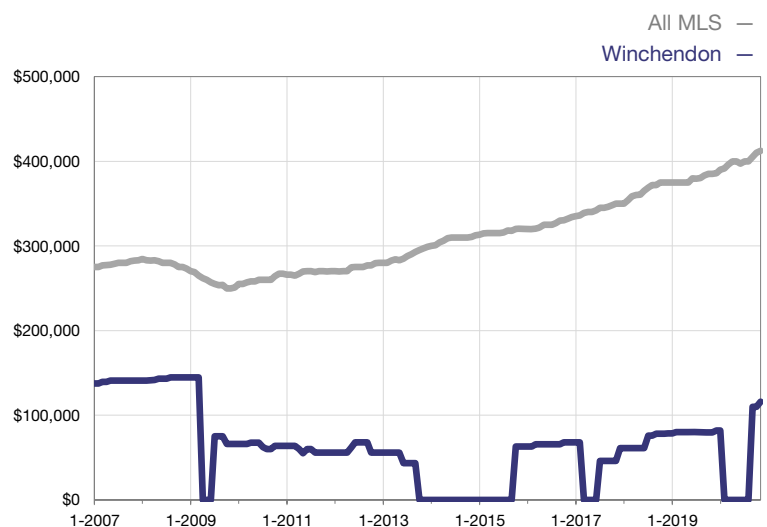
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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