

Local Market Update – January 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Winchester

Single-Family Properties

Key Metrics	January			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	16	8	- 50.0%	16	8	- 50.0%
Closed Sales	10	12	+ 20.0%	10	12	+ 20.0%
Median Sales Price*	\$1,252,500	\$1,252,500	0.0%	\$1,252,500	\$1,252,500	0.0%
Inventory of Homes for Sale	24	14	- 41.7%	--	--	--
Months Supply of Inventory	1.2	0.7	- 41.7%	--	--	--
Cumulative Days on Market Until Sale	85	51	- 40.0%	85	51	- 40.0%
Percent of Original List Price Received*	92.0%	97.8%	+ 6.3%	92.0%	97.8%	+ 6.3%
New Listings	8	16	+ 100.0%	8	16	+ 100.0%

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

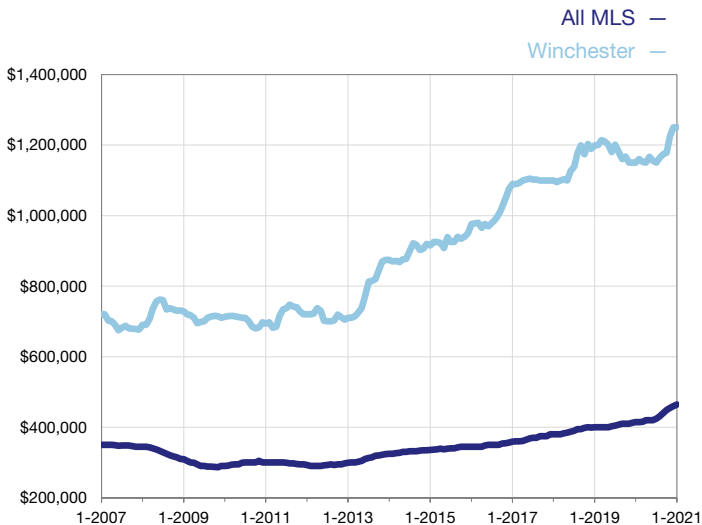
Condominium Properties

Key Metrics	January			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	7	8	+ 14.3%	7	8	+ 14.3%
Closed Sales	6	2	- 66.7%	6	2	- 66.7%
Median Sales Price*	\$898,500	\$598,750	- 33.4%	\$898,500	\$598,750	- 33.4%
Inventory of Homes for Sale	16	15	- 6.3%	--	--	--
Months Supply of Inventory	3.0	2.4	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	105	41	- 61.0%	105	41	- 61.0%
Percent of Original List Price Received*	94.6%	93.7%	- 1.0%	94.6%	93.7%	- 1.0%
New Listings	5	11	+ 120.0%	5	11	+ 120.0%

* 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

