

Local Market Update – March 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Winchester

Single-Family Properties

Key Metrics	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	15	30	+ 100.0%	42	57	+ 35.7%
Closed Sales	13	17	+ 30.8%	34	36	+ 5.9%
Median Sales Price*	\$1,300,000	\$1,600,000	+ 23.1%	\$1,335,000	\$1,285,000	- 3.7%
Inventory of Homes for Sale	39	13	- 66.7%	--	--	--
Months Supply of Inventory	2.0	0.6	- 70.0%	--	--	--
Cumulative Days on Market Until Sale	54	78	+ 44.4%	90	79	- 12.2%
Percent of Original List Price Received*	98.3%	99.3%	+ 1.0%	93.6%	97.0%	+ 3.6%
New Listings	25	34	+ 36.0%	57	64	+ 12.3%

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

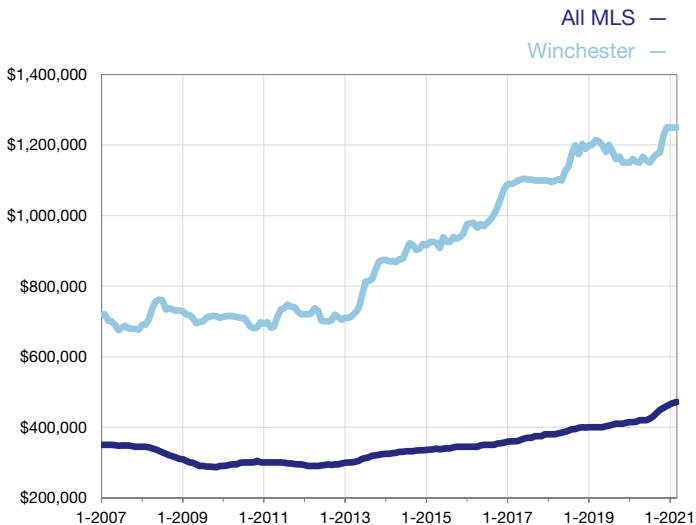
Condominium Properties

Key Metrics	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	6	9	+ 50.0%	18	25	+ 38.9%
Closed Sales	3	8	+ 166.7%	13	13	0.0%
Median Sales Price*	\$941,000	\$562,000	- 40.3%	\$941,000	\$579,000	- 38.5%
Inventory of Homes for Sale	19	11	- 42.1%	--	--	--
Months Supply of Inventory	3.6	1.7	- 52.8%	--	--	--
Cumulative Days on Market Until Sale	45	56	+ 24.4%	82	46	- 43.9%
Percent of Original List Price Received*	101.6%	99.9%	- 1.7%	96.5%	98.7%	+ 2.3%
New Listings	9	10	+ 11.1%	22	31	+ 40.9%

* 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

