

Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Winchester

Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	16	28	+ 75.0%	58	85	+ 46.6%
Closed Sales	18	25	+ 38.9%	52	61	+ 17.3%
Median Sales Price*	\$1,080,000	\$1,264,000	+ 17.0%	\$1,285,000	\$1,280,000	- 0.4%
Inventory of Homes for Sale	28	17	- 39.3%	--	--	--
Months Supply of Inventory	1.4	0.8	- 42.9%	--	--	--
Cumulative Days on Market Until Sale	62	37	- 40.3%	80	62	- 22.5%
Percent of Original List Price Received*	98.8%	104.3%	+ 5.6%	95.4%	100.0%	+ 4.8%
New Listings	10	35	+ 250.0%	67	98	+ 46.3%

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

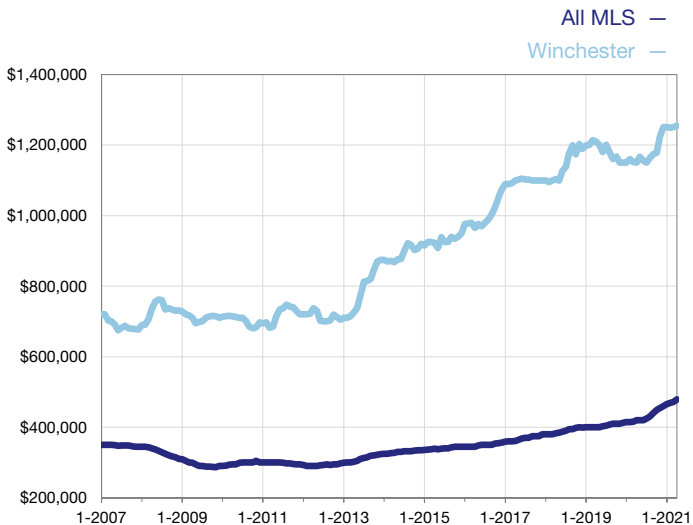
Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	2	11	+ 450.0%	20	35	+ 75.0%
Closed Sales	7	8	+ 14.3%	20	21	+ 5.0%
Median Sales Price*	\$980,000	\$865,894	- 11.6%	\$958,000	\$579,000	- 39.6%
Inventory of Homes for Sale	20	11	- 45.0%	--	--	--
Months Supply of Inventory	3.7	1.7	- 54.1%	--	--	--
Cumulative Days on Market Until Sale	69	38	- 44.9%	78	43	- 44.9%
Percent of Original List Price Received*	98.2%	99.8%	+ 1.6%	97.1%	99.1%	+ 2.1%
New Listings	5	14	+ 180.0%	27	46	+ 70.4%

* 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

