

Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Winchester

Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	29	30	+ 3.4%	87	115	+ 32.2%
Closed Sales	15	16	+ 6.7%	67	77	+ 14.9%
Median Sales Price*	\$1,399,000	\$1,197,500	- 14.4%	\$1,320,000	\$1,264,000	- 4.2%
Inventory of Homes for Sale	37	15	- 59.5%	--	--	--
Months Supply of Inventory	1.9	0.7	- 63.2%	--	--	--
Cumulative Days on Market Until Sale	38	13	- 65.8%	71	52	- 26.8%
Percent of Original List Price Received*	96.4%	102.8%	+ 6.6%	95.7%	100.6%	+ 5.1%
New Listings	39	27	- 30.8%	106	125	+ 17.9%

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

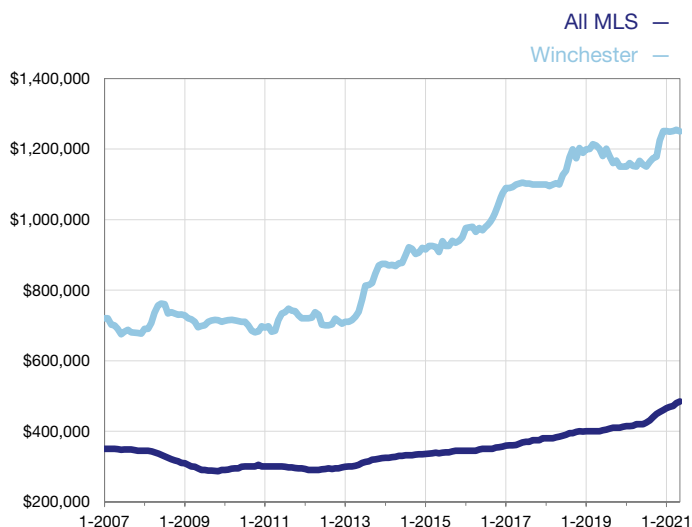
Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	8	9	+ 12.5%	28	44	+ 57.1%
Closed Sales	3	12	+ 300.0%	23	33	+ 43.5%
Median Sales Price*	\$1,100,000	\$831,000	- 24.5%	\$980,000	\$612,000	- 37.6%
Inventory of Homes for Sale	18	6	- 66.7%	--	--	--
Months Supply of Inventory	3.4	0.8	- 76.5%	--	--	--
Cumulative Days on Market Until Sale	42	25	- 40.5%	73	36	- 50.7%
Percent of Original List Price Received*	96.2%	102.5%	+ 6.5%	97.0%	100.4%	+ 3.5%
New Listings	6	7	+ 16.7%	33	53	+ 60.6%

* 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

