

# Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Winchester

### Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	21	11	- 47.6%	217	198	- 8.8%
Closed Sales	14	16	+ 14.3%	213	198	- 7.0%
Median Sales Price*	\$1,185,000	<b>\$1,307,500</b>	+ 10.3%	\$1,350,000	<b>\$1,499,000</b>	+ 11.0%
Inventory of Homes for Sale	20	21	+ 5.0%	--	--	--
Months Supply of Inventory	1.0	1.2	+ 20.0%	--	--	--
Cumulative Days on Market Until Sale	45	55	+ 22.2%	35	27	- 22.9%
Percent of Original List Price Received*	98.7%	<b>96.3%</b>	- 2.4%	101.5%	<b>103.9%</b>	+ 2.4%
New Listings	17	12	- 29.4%	259	262	+ 1.2%

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

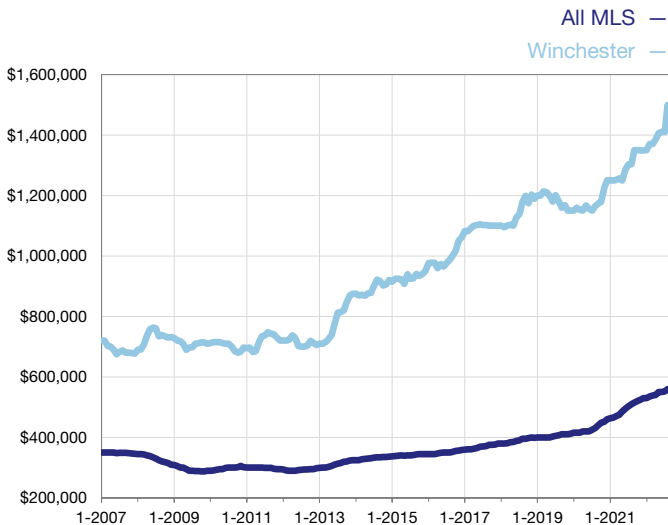
### Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	9	1	- 88.9%	89	68	- 23.6%
Closed Sales	11	1	- 90.9%	88	73	- 17.0%
Median Sales Price*	\$590,000	<b>\$1,300,000</b>	+ 120.3%	\$700,044	<b>\$758,000</b>	+ 8.3%
Inventory of Homes for Sale	11	4	- 63.6%	--	--	--
Months Supply of Inventory	1.5	0.6	- 60.0%	--	--	--
Cumulative Days on Market Until Sale	22	6	- 72.7%	38	37	- 2.6%
Percent of Original List Price Received*	98.5%	<b>108.4%</b>	+ 10.1%	99.3%	<b>99.4%</b>	+ 0.1%
New Listings	3	3	0.0%	115	80	- 30.4%

\* 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

