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Current Month Supply of Single Family Homes
 (Source: MLS Property Information Network)

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Market Data for Single Family Home Sales - Past 6 Months
 Updated: **November 15th, 2009**

	Winchester	Arlington	Lexington	Belmont	Stoneham	Woburn	Medford
Active Listings	73	52	129	44	38	72	54
Contracts Pending	31	40	55	18	22	19	26
Avg. SOLD Price	\$814,124	\$499,271	\$740,265	\$717,969	\$369,152	\$357,483	\$359,644
Avg. Days on Market	106	47	98	80	81	78	65
Closed Listings	113	156	197	105	89	138	123
CURRENT Month Supply	3.0	1.6	3.1	2.1	2.1	2.8	2.2

The current month supply of homes on the market is defined as the ratio of the current inventory of active listings compared to sales. In other words, given recent sales activity, one can estimate how long it would take for the entire inventory of active listings to sell, assuming no new listings were to appear on the market. For example, if the chart reads that Winchester has a current month supply of 3.0, this tells us that based on the historical data, it will take about 3 months to sell all of the current active listings, without adding any new homes for sale. The following charts are based on trends from the last 6 months.