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

Researched and Presented by:



Sven Andersen, ABR, CRS, CLHMS, CYBERSTAR
 RE/MAX Leading Edge
 781-625-4249 : Business
 Sven@TheAndersenTeam.com : Email

Market Data for Single Family Home Sales - Past 6 Months
 Updated: **January 15th, 2010**

	Winchester	Arlington	Lexington	Belmont	Stoneham	Woburn	Medford
Active Listings	49	38	93	27	24	63	42
Contracts Pending	9	18	26	10	13	14	18
Avg. SOLD Price	\$748,259	\$501,935	\$733,891	\$719,442	\$387,532	\$365,969	\$363,809
Avg. Days on Market	98	48	103	83	76	81	54
Closed Listings	115	157	187	90	79	117	113
CURRENT Month Supply	2.4	1.3	2.6	1.6	1.6	2.9	1.9

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.