

# Local Market Update – September 2019

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## Winthrop

### Single-Family Properties

| Key Metrics                              | September |                  |          | Year to Date |                  |         |
|--|-----------|------------------|----------|--------------|------------------|---------|
|  | 2018      | 2019             | + / -    | 2018         | 2019             | + / -   |
| Pending Sales                            | 5         | 11               | + 120.0% | 70           | 69               | - 1.4%  |
| Closed Sales                             | 10        | 9                | - 10.0%  | 71           | 61               | - 14.1% |
| Median Sales Price*                      | \$569,500 | <b>\$540,000</b> | - 5.2%   | \$535,000    | <b>\$507,500</b> | - 5.1%  |
| Inventory of Homes for Sale              | 26        | 10               | - 61.5%  | --           | --               | --      |
| Months Supply of Inventory               | 3.2       | 1.5              | - 53.1%  | --           | --               | --      |
| Cumulative Days on Market Until Sale     | 47        | 59               | + 25.5%  | 35           | 60               | + 71.4% |
| Percent of Original List Price Received* | 101.6%    | <b>95.6%</b>     | - 5.9%   | 99.9%        | <b>95.7%</b>     | - 4.2%  |
| New Listings                             | 18        | 13               | - 27.8%  | 104          | 80               | - 23.1% |

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

### Condominium Properties

| Key Metrics                              | September |                  |          | Year to Date |                  |         |
|--|-----------|------------------|----------|--------------|------------------|---------|
|  | 2018      | 2019             | + / -    | 2018         | 2019             | + / -   |
| Pending Sales                            | 3         | 10               | + 233.3% | 82           | 82               | 0.0%    |
| Closed Sales                             | 7         | 7                | 0.0%     | 85           | 71               | - 16.5% |
| Median Sales Price*                      | \$340,000 | <b>\$315,000</b> | - 7.4%   | \$379,000    | <b>\$395,000</b> | + 4.2%  |
| Inventory of Homes for Sale              | 18        | 22               | + 22.2%  | --           | --               | --      |
| Months Supply of Inventory               | 1.9       | 2.8              | + 47.4%  | --           | --               | --      |
| Cumulative Days on Market Until Sale     | 41        | 37               | - 9.8%   | 37           | 44               | + 18.9% |
| Percent of Original List Price Received* | 98.6%     | <b>99.1%</b>     | + 0.5%   | 99.3%        | <b>97.9%</b>     | - 1.4%  |
| New Listings                             | 10        | 12               | + 20.0%  | 103          | 110              | + 6.8%  |

\* 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



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