

Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Winthrop

Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	7	0	- 100.0%	87	79	- 9.2%
Closed Sales	8	6	- 25.0%	90	83	- 7.8%
Median Sales Price*	\$662,500	\$525,000	- 20.8%	\$662,500	\$679,000	+ 2.5%
Inventory of Homes for Sale	15	7	- 53.3%	--	--	--
Months Supply of Inventory	2.1	1.0	- 52.4%	--	--	--
Cumulative Days on Market Until Sale	47	36	- 23.4%	34	41	+ 20.6%
Percent of Original List Price Received*	96.9%	92.0%	- 5.1%	99.6%	97.0%	- 2.6%
New Listings	4	1	- 75.0%	118	103	- 12.7%

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

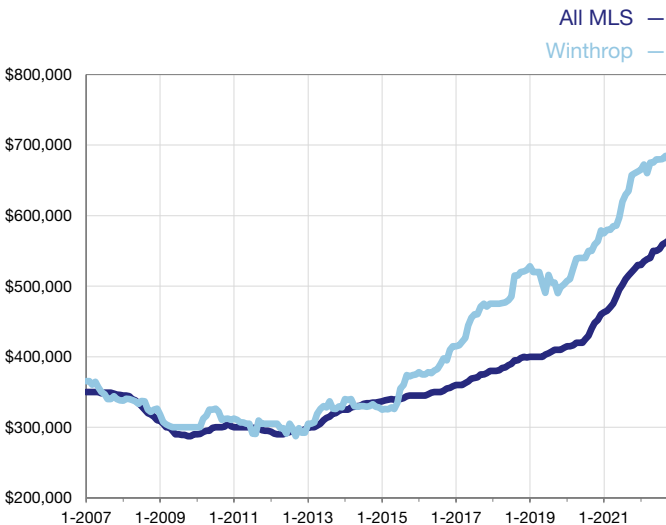
Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	11	6	- 45.5%	107	102	- 4.7%
Closed Sales	10	10	0.0%	103	106	+ 2.9%
Median Sales Price*	\$377,450	\$457,500	+ 21.2%	\$453,000	\$442,500	- 2.3%
Inventory of Homes for Sale	15	6	- 60.0%	--	--	--
Months Supply of Inventory	1.7	0.7	- 58.8%	--	--	--
Cumulative Days on Market Until Sale	57	58	+ 1.8%	43	38	- 11.6%
Percent of Original List Price Received*	105.6%	97.4%	- 7.8%	99.8%	99.6%	- 0.2%
New Listings	2	1	- 50.0%	131	138	+ 5.3%

* 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

