

Local Market Update – January 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Winthrop

Single-Family Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	2	0.0%	2	2	0.0%
Closed Sales	4	1	- 75.0%	4	1	- 75.0%
Median Sales Price*	\$497,000	\$530,000	+ 6.6%	\$497,000	\$530,000	+ 6.6%
Inventory of Homes for Sale	13	7	- 46.2%	--	--	--
Months Supply of Inventory	1.8	1.0	- 44.4%	--	--	--
Cumulative Days on Market Until Sale	23	43	+ 87.0%	23	43	+ 87.0%
Percent of Original List Price Received*	100.7%	96.4%	- 4.3%	100.7%	96.4%	- 4.3%
New Listings	3	3	0.0%	3	3	0.0%

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

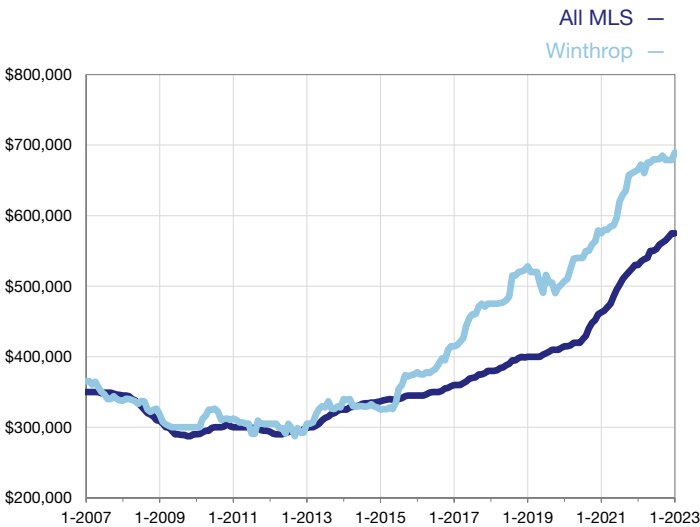
Condominium Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	8	+ 33.3%	6	8	+ 33.3%
Closed Sales	7	5	- 28.6%	7	5	- 28.6%
Median Sales Price*	\$487,000	\$760,000	+ 56.1%	\$487,000	\$760,000	+ 56.1%
Inventory of Homes for Sale	11	4	- 63.6%	--	--	--
Months Supply of Inventory	1.2	0.5	- 58.3%	--	--	--
Cumulative Days on Market Until Sale	41	44	+ 7.3%	41	44	+ 7.3%
Percent of Original List Price Received*	97.0%	99.2%	+ 2.3%	97.0%	99.2%	+ 2.3%
New Listings	7	6	- 14.3%	7	6	- 14.3%

* 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

