

Local Market Update – July 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Winthrop

Single-Family Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	10	12	+ 20.0%	59	53	- 10.2%
Closed Sales	9	9	0.0%	53	39	- 26.4%
Median Sales Price*	\$483,000	\$560,000	+ 15.9%	\$520,000	\$485,000	- 6.7%
Inventory of Homes for Sale	13	14	+ 7.7%	--	--	--
Months Supply of Inventory	1.5	2.2	+ 46.7%	--	--	--
Cumulative Days on Market Until Sale	30	25	- 16.7%	33	54	+ 63.6%
Percent of Original List Price Received*	99.5%	100.7%	+ 1.2%	99.1%	96.0%	- 3.1%
New Listings	8	7	- 12.5%	75	62	- 17.3%

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

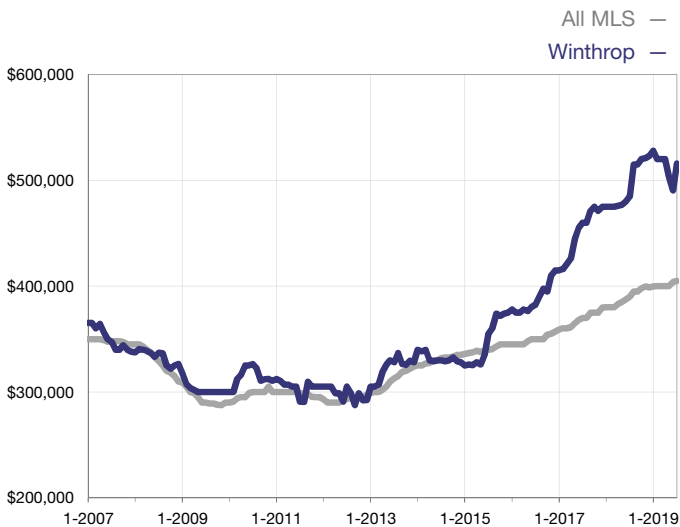
Condominium Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	12	15	+ 25.0%	67	63	- 6.0%
Closed Sales	14	13	- 7.1%	59	50	- 15.3%
Median Sales Price*	\$321,000	\$372,500	+ 16.0%	\$384,500	\$402,250	+ 4.6%
Inventory of Homes for Sale	16	14	- 12.5%	--	--	--
Months Supply of Inventory	1.7	1.7	0.0%	--	--	--
Cumulative Days on Market Until Sale	25	43	+ 72.0%	35	43	+ 22.9%
Percent of Original List Price Received*	100.6%	96.5%	- 4.1%	100.0%	97.3%	- 2.7%
New Listings	9	13	+ 44.4%	80	78	- 2.5%

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

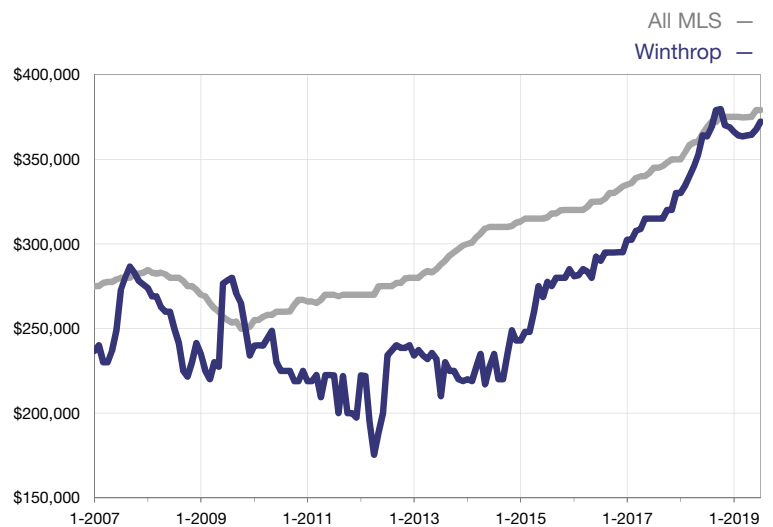
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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