

Local Market Update – March 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Winthrop

Single-Family Properties

Key Metrics	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	7	6	- 14.3%	14	15	+ 7.1%
Closed Sales	3	6	+ 100.0%	9	17	+ 88.9%
Median Sales Price*	\$595,000	\$727,500	+ 22.3%	\$565,000	\$640,000	+ 13.3%
Inventory of Homes for Sale	14	4	- 71.4%	--	--	--
Months Supply of Inventory	2.1	0.5	- 76.2%	--	--	--
Cumulative Days on Market Until Sale	44	36	- 18.2%	60	45	- 25.0%
Percent of Original List Price Received*	97.5%	100.3%	+ 2.9%	96.8%	97.2%	+ 0.4%
New Listings	7	7	0.0%	18	19	+ 5.6%

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

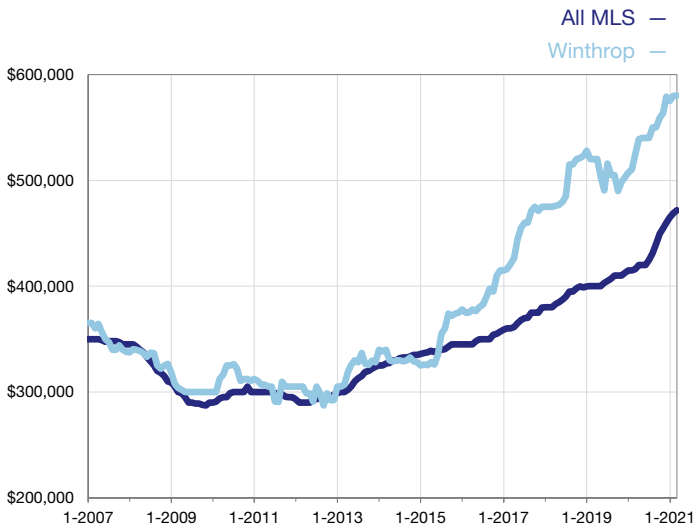
Condominium Properties

Key Metrics	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	7	11	+ 57.1%	13	26	+ 100.0%
Closed Sales	5	3	- 40.0%	13	11	- 15.4%
Median Sales Price*	\$420,000	\$525,000	+ 25.0%	\$448,000	\$525,000	+ 17.2%
Inventory of Homes for Sale	10	6	- 40.0%	--	--	--
Months Supply of Inventory	1.3	0.9	- 30.8%	--	--	--
Cumulative Days on Market Until Sale	55	62	+ 12.7%	72	62	- 13.9%
Percent of Original List Price Received*	96.4%	96.2%	- 0.2%	95.8%	98.0%	+ 2.3%
New Listings	8	8	0.0%	18	22	+ 22.2%

* 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

