

Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Winthrop

Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	3	6	+ 100.0%	17	20	+ 17.6%
Closed Sales	8	4	- 50.0%	17	21	+ 23.5%
Median Sales Price*	\$580,000	\$640,500	+ 10.4%	\$575,000	\$640,000	+ 11.3%
Inventory of Homes for Sale	12	7	- 41.7%	--	--	--
Months Supply of Inventory	1.7	0.9	- 47.1%	--	--	--
Cumulative Days on Market Until Sale	96	17	- 82.3%	77	40	- 48.1%
Percent of Original List Price Received*	97.4%	106.5%	+ 9.3%	97.1%	99.0%	+ 2.0%
New Listings	3	7	+ 133.3%	21	25	+ 19.0%

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

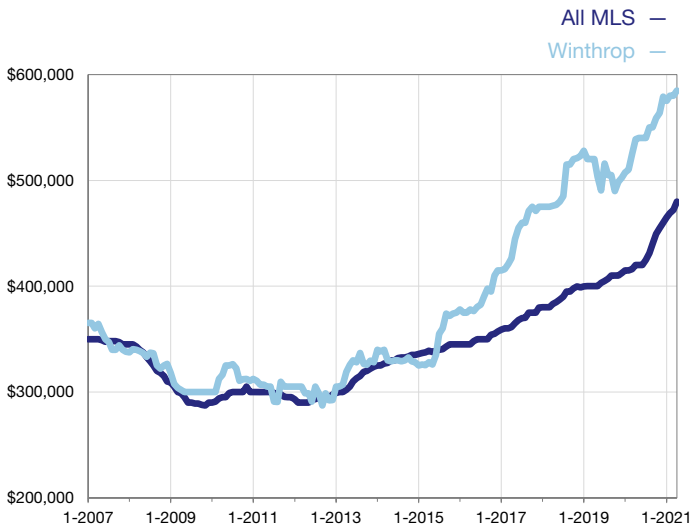
Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	1	9	+ 800.0%	14	35	+ 150.0%
Closed Sales	3	11	+ 266.7%	16	22	+ 37.5%
Median Sales Price*	\$325,000	\$517,240	+ 59.2%	\$440,000	\$521,120	+ 18.4%
Inventory of Homes for Sale	15	6	- 60.0%	--	--	--
Months Supply of Inventory	1.9	0.8	- 57.9%	--	--	--
Cumulative Days on Market Until Sale	30	61	+ 103.3%	64	62	- 3.1%
Percent of Original List Price Received*	100.8%	97.6%	- 3.2%	96.8%	97.8%	+ 1.0%
New Listings	6	8	+ 33.3%	24	30	+ 25.0%

* 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

