

Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Winthrop

Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	11	9	- 18.2%	28	29	+ 3.6%
Closed Sales	6	6	0.0%	23	27	+ 17.4%
Median Sales Price*	\$545,000	\$629,000	+ 15.4%	\$565,000	\$630,000	+ 11.5%
Inventory of Homes for Sale	8	9	+ 12.5%	--	--	--
Months Supply of Inventory	1.2	1.2	0.0%	--	--	--
Cumulative Days on Market Until Sale	102	19	- 81.4%	83	35	- 57.8%
Percent of Original List Price Received*	96.2%	104.9%	+ 9.0%	96.9%	100.3%	+ 3.5%
New Listings	9	12	+ 33.3%	30	37	+ 23.3%

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

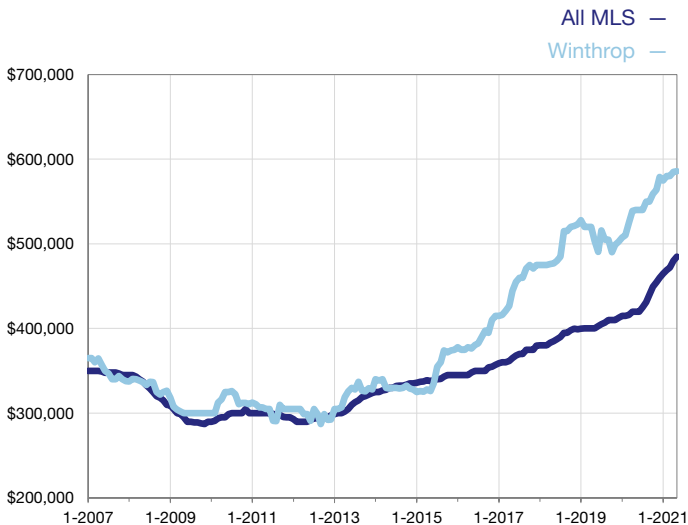
Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	8	8	0.0%	22	43	+ 95.5%
Closed Sales	6	10	+ 66.7%	22	33	+ 50.0%
Median Sales Price*	\$398,000	\$445,000	+ 11.8%	\$430,000	\$515,000	+ 19.8%
Inventory of Homes for Sale	18	8	- 55.6%	--	--	--
Months Supply of Inventory	2.3	1.0	- 56.5%	--	--	--
Cumulative Days on Market Until Sale	62	40	- 35.5%	63	55	- 12.7%
Percent of Original List Price Received*	98.0%	100.3%	+ 2.3%	97.1%	98.6%	+ 1.5%
New Listings	14	10	- 28.6%	38	40	+ 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

