

# Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Winthrop

### Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	7	5	- 28.6%	80	79	- 1.3%
Closed Sales	8	2	- 75.0%	82	77	- 6.1%
Median Sales Price*	\$718,500	<b>\$685,000</b>	- 4.7%	\$662,500	<b>\$680,000</b>	+ 2.6%
Inventory of Homes for Sale	23	9	- 60.9%	--	--	--
Months Supply of Inventory	3.1	1.3	- 58.1%	--	--	--
Cumulative Days on Market Until Sale	25	33	+ 32.0%	33	41	+ 24.2%
Percent of Original List Price Received*	100.2%	93.8%	- 6.4%	99.8%	97.4%	- 2.4%
New Listings	6	4	- 33.3%	114	102	- 10.5%

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

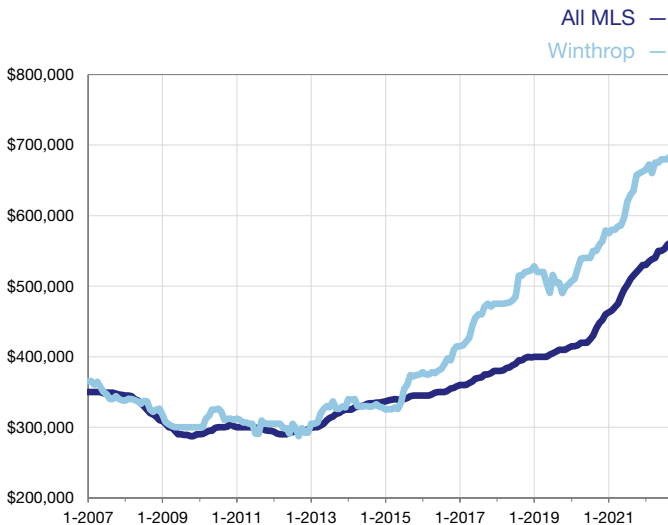
### Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	7	9	+ 28.6%	96	97	+ 1.0%
Closed Sales	10	2	- 80.0%	93	96	+ 3.2%
Median Sales Price*	\$517,500	<b>\$407,500</b>	- 21.3%	\$465,000	<b>\$440,000</b>	- 5.4%
Inventory of Homes for Sale	29	13	- 55.2%	--	--	--
Months Supply of Inventory	3.6	1.4	- 61.1%	--	--	--
Cumulative Days on Market Until Sale	36	29	- 19.4%	42	36	- 14.3%
Percent of Original List Price Received*	98.4%	96.7%	- 1.7%	99.2%	99.8%	+ 0.6%
New Listings	11	11	0.0%	129	137	+ 6.2%

\* 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

