

# Local Market Update – March 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Winthrop

### Single-Family Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	7	7	0.0%	12	13	+ 8.3%
Closed Sales	3	3	0.0%	12	8	- 33.3%
Median Sales Price*	\$500,000	<b>\$667,500</b>	+ 33.5%	\$552,500	<b>\$671,250</b>	+ 21.5%
Inventory of Homes for Sale	15	5	- 66.7%	--	--	--
Months Supply of Inventory	2.1	0.7	- 66.7%	--	--	--
Cumulative Days on Market Until Sale	111	64	- 42.3%	84	52	- 38.1%
Percent of Original List Price Received*	88.4%	90.0%	+ 1.8%	93.7%	93.1%	- 0.6%
New Listings	17	6	- 64.7%	23	13	- 43.5%

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

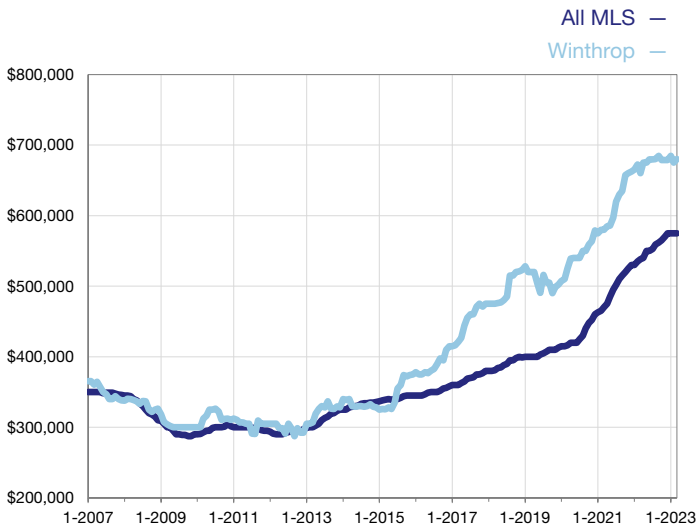
### Condominium Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	9	10	+ 11.1%	20	21	+ 5.0%
Closed Sales	7	9	+ 28.6%	18	18	0.0%
Median Sales Price*	\$519,000	<b>\$510,000</b>	- 1.7%	\$522,000	<b>\$505,000</b>	- 3.3%
Inventory of Homes for Sale	15	8	- 46.7%	--	--	--
Months Supply of Inventory	1.8	0.9	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	49	40	- 18.4%	46	53	+ 15.2%
Percent of Original List Price Received*	98.7%	99.2%	+ 0.5%	97.8%	98.8%	+ 1.0%
New Listings	14	14	0.0%	30	25	- 16.7%

\* 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

