

# Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Winthrop

### Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	10	1	- 90.0%	22	14	- 36.4%
Closed Sales	8	5	- 37.5%	20	13	- 35.0%
Median Sales Price*	\$715,000	<b>\$670,000</b>	- 6.3%	\$672,000	<b>\$670,000</b>	- 0.3%
Inventory of Homes for Sale	15	8	- 46.7%	--	--	--
Months Supply of Inventory	2.0	1.2	- 40.0%	--	--	--
Cumulative Days on Market Until Sale	32	119	+ 271.9%	63	78	+ 23.8%
Percent of Original List Price Received*	96.8%	95.7%	- 1.1%	94.9%	94.1%	- 0.8%
New Listings	13	6	- 53.8%	36	18	- 50.0%

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

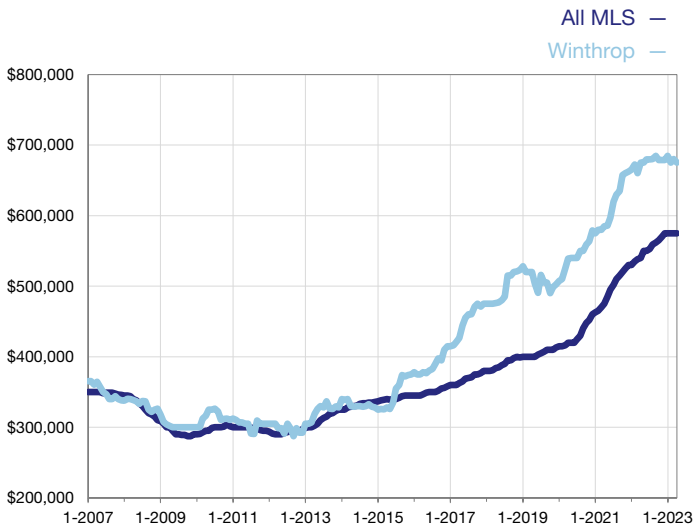
### Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	10	7	- 30.0%	30	26	- 13.3%
Closed Sales	11	8	- 27.3%	29	26	- 10.3%
Median Sales Price*	\$620,000	<b>\$445,075</b>	- 28.2%	\$565,000	<b>\$497,500</b>	- 11.9%
Inventory of Homes for Sale	16	12	- 25.0%	--	--	--
Months Supply of Inventory	1.8	1.5	- 16.7%	--	--	--
Cumulative Days on Market Until Sale	24	57	+ 137.5%	38	54	+ 42.1%
Percent of Original List Price Received*	100.7%	98.5%	- 2.2%	98.9%	98.7%	- 0.2%
New Listings	11	9	- 18.2%	41	34	- 17.1%

\* 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

