

Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Winthrop

Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	11	9	- 18.2%	33	22	- 33.3%
Closed Sales	6	5	- 16.7%	26	18	- 30.8%
Median Sales Price*	\$737,500	\$780,000	+ 5.8%	\$689,950	\$695,875	+ 0.9%
Inventory of Homes for Sale	13	5	- 61.5%	--	--	--
Months Supply of Inventory	1.7	0.7	- 58.8%	--	--	--
Cumulative Days on Market Until Sale	64	21	- 67.2%	63	62	- 1.6%
Percent of Original List Price Received*	99.3%	102.8%	+ 3.5%	96.0%	96.5%	+ 0.5%
New Listings	9	7	- 22.2%	44	23	- 47.7%

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

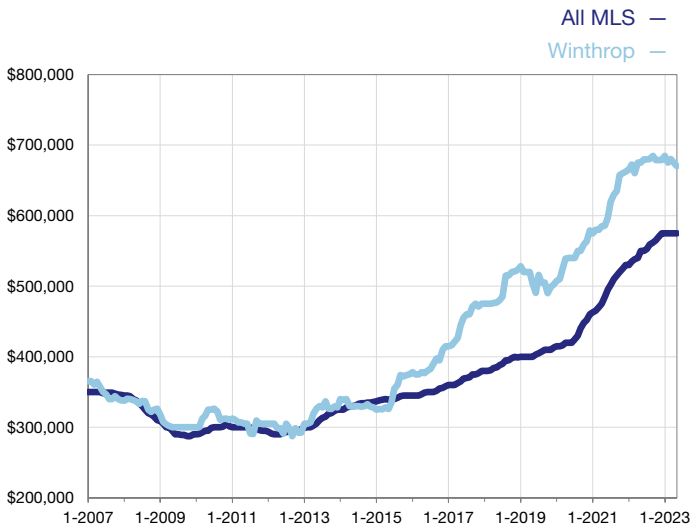
Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	16	9	- 43.8%	46	34	- 26.1%
Closed Sales	10	4	- 60.0%	39	29	- 25.6%
Median Sales Price*	\$440,000	\$546,500	+ 24.2%	\$525,000	\$500,000	- 4.8%
Inventory of Homes for Sale	21	10	- 52.4%	--	--	--
Months Supply of Inventory	2.2	1.4	- 36.4%	--	--	--
Cumulative Days on Market Until Sale	32	21	- 34.4%	36	50	+ 38.9%
Percent of Original List Price Received*	100.8%	104.1%	+ 3.3%	99.4%	99.6%	+ 0.2%
New Listings	23	7	- 69.6%	63	41	- 34.9%

* 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

