

# Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Winthrop

### Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	9	7	- 22.2%	42	27	- 35.7%
Closed Sales	15	5	- 66.7%	41	23	- 43.9%
Median Sales Price*	\$675,000	<b>\$635,000</b>	- 5.9%	\$680,000	<b>\$683,500</b>	+ 0.5%
Inventory of Homes for Sale	16	6	- 62.5%	--	--	--
Months Supply of Inventory	2.1	1.0	- 52.4%	--	--	--
Cumulative Days on Market Until Sale	26	36	+ 38.5%	50	56	+ 12.0%
Percent of Original List Price Received*	101.0%	<b>99.2%</b>	- 1.8%	97.8%	<b>97.1%</b>	- 0.7%
New Listings	13	8	- 38.5%	57	31	- 45.6%

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

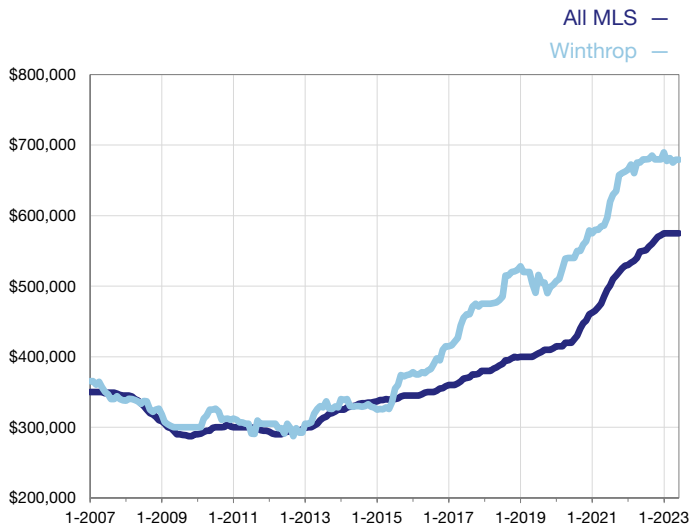
### Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	10	9	- 10.0%	56	43	- 23.2%
Closed Sales	9	6	- 33.3%	48	35	- 27.1%
Median Sales Price*	\$429,000	<b>\$511,250</b>	+ 19.2%	\$514,500	<b>\$500,000</b>	- 2.8%
Inventory of Homes for Sale	24	11	- 54.2%	--	--	--
Months Supply of Inventory	2.4	1.5	- 37.5%	--	--	--
Cumulative Days on Market Until Sale	24	31	+ 29.2%	34	47	+ 38.2%
Percent of Original List Price Received*	106.1%	<b>95.8%</b>	- 9.7%	100.6%	<b>98.9%</b>	- 1.7%
New Listings	13	13	0.0%	76	54	- 28.9%

\* 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

