

# Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Winthrop

### Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	8	6	- 25.0%	50	31	- 38.0%
Closed Sales	6	2	- 66.7%	47	26	- 44.7%
Median Sales Price*	\$647,500	<b>\$558,750</b>	- 13.7%	\$680,000	<b>\$676,000</b>	- 0.6%
Inventory of Homes for Sale	18	8	- 55.6%	--	--	--
Months Supply of Inventory	2.5	1.4	- 44.0%	--	--	--
Cumulative Days on Market Until Sale	33	26	- 21.2%	47	54	+ 14.9%
Percent of Original List Price Received*	98.9%	101.0%	+ 2.1%	98.0%	97.6%	- 0.4%
New Listings	13	8	- 38.5%	70	38	- 45.7%

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

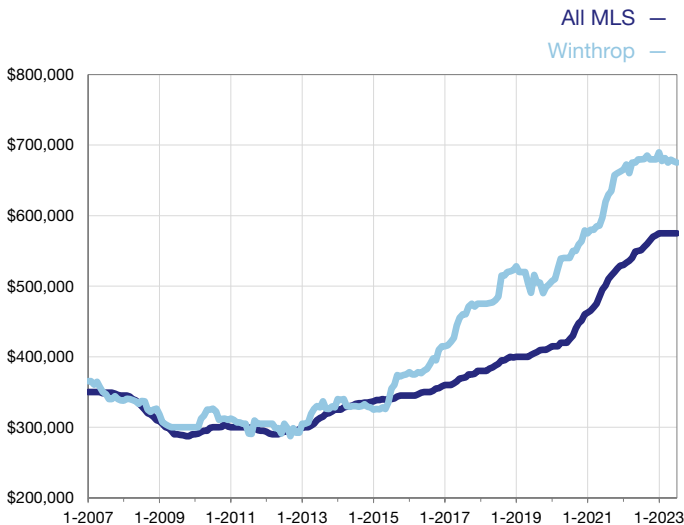
### Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	12	8	- 33.3%	68	48	- 29.4%
Closed Sales	11	9	- 18.2%	59	45	- 23.7%
Median Sales Price*	\$436,000	<b>\$555,000</b>	+ 27.3%	\$500,000	<b>\$510,000</b>	+ 2.0%
Inventory of Homes for Sale	18	12	- 33.3%	--	--	--
Months Supply of Inventory	1.7	1.8	+ 5.9%	--	--	--
Cumulative Days on Market Until Sale	37	45	+ 21.6%	35	46	+ 31.4%
Percent of Original List Price Received*	100.4%	99.1%	- 1.3%	100.6%	99.0%	- 1.6%
New Listings	7	8	+ 14.3%	83	61	- 26.5%

\* 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

