

Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Winthrop

Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	10	4	- 60.0%	60	35	- 41.7%
Closed Sales	10	9	- 10.0%	57	35	- 38.6%
Median Sales Price*	\$750,500	\$755,000	+ 0.6%	\$689,900	\$683,500	- 0.9%
Inventory of Homes for Sale	18	6	- 66.7%	--	--	--
Months Supply of Inventory	2.4	1.2	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	33	24	- 27.3%	45	47	+ 4.4%
Percent of Original List Price Received*	97.0%	102.6%	+ 5.8%	97.8%	98.9%	+ 1.1%
New Listings	11	3	- 72.7%	81	41	- 49.4%

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

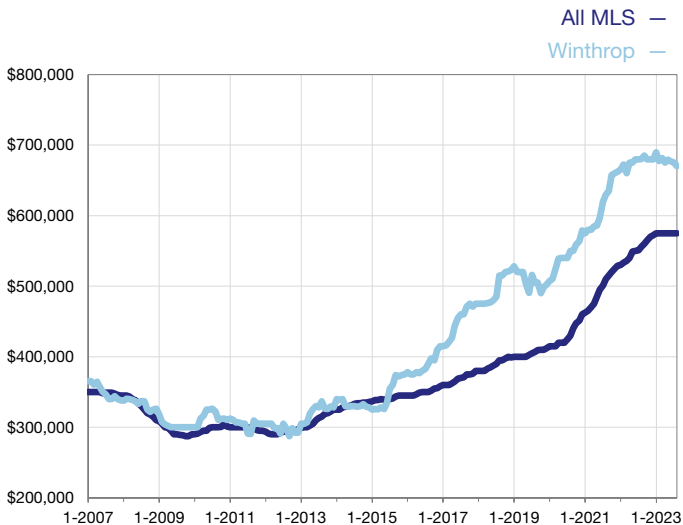
Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	12	+ 100.0%	74	60	- 18.9%
Closed Sales	12	6	- 50.0%	71	52	- 26.8%
Median Sales Price*	\$456,000	\$561,000	+ 23.0%	\$499,000	\$517,500	+ 3.7%
Inventory of Homes for Sale	21	7	- 66.7%	--	--	--
Months Supply of Inventory	2.2	1.0	- 54.5%	--	--	--
Cumulative Days on Market Until Sale	34	29	- 14.7%	35	43	+ 22.9%
Percent of Original List Price Received*	98.9%	100.2%	+ 1.3%	100.3%	99.2%	- 1.1%
New Listings	13	8	- 38.5%	96	68	- 29.2%

* 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

