

# Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Winthrop

### Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	9	5	- 44.4%	69	39	- 43.5%
Closed Sales	9	1	- 88.9%	66	36	- 45.5%
Median Sales Price*	\$590,000	<b>\$689,900</b>	+ 16.9%	\$684,950	<b>\$686,700</b>	+ 0.3%
Inventory of Homes for Sale	15	8	- 46.7%	--	--	--
Months Supply of Inventory	2.0	1.7	- 15.0%	--	--	--
Cumulative Days on Market Until Sale	24	21	- 12.5%	42	46	+ 9.5%
Percent of Original List Price Received*	99.0%	100.0%	+ 1.0%	97.9%	98.9%	+ 1.0%
New Listings	7	5	- 28.6%	88	47	- 46.6%

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

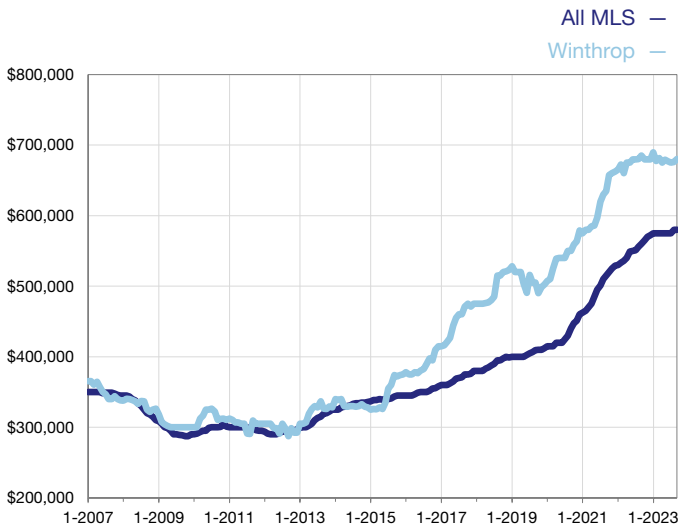
### Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	8	7	- 12.5%	82	66	- 19.5%
Closed Sales	9	13	+ 44.4%	80	65	- 18.8%
Median Sales Price*	\$423,000	<b>\$445,000</b>	+ 5.2%	\$482,000	<b>\$516,000</b>	+ 7.1%
Inventory of Homes for Sale	23	12	- 47.8%	--	--	--
Months Supply of Inventory	2.4	1.7	- 29.2%	--	--	--
Cumulative Days on Market Until Sale	22	33	+ 50.0%	33	41	+ 24.2%
Percent of Original List Price Received*	98.0%	99.5%	+ 1.5%	100.1%	99.2%	- 0.9%
New Listings	14	11	- 21.4%	110	78	- 29.1%

\* 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

