

Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Winthrop

Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	5	+ 66.7%	72	44	- 38.9%
Closed Sales	8	5	- 37.5%	74	41	- 44.6%
Median Sales Price*	\$677,450	\$630,000	- 7.0%	\$684,950	\$683,500	- 0.2%
Inventory of Homes for Sale	14	6	- 57.1%	--	--	--
Months Supply of Inventory	2.0	1.2	- 40.0%	--	--	--
Cumulative Days on Market Until Sale	38	41	+ 7.9%	42	45	+ 7.1%
Percent of Original List Price Received*	95.4%	96.6%	+ 1.3%	97.7%	98.6%	+ 0.9%
New Listings	7	4	- 42.9%	95	51	- 46.3%

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

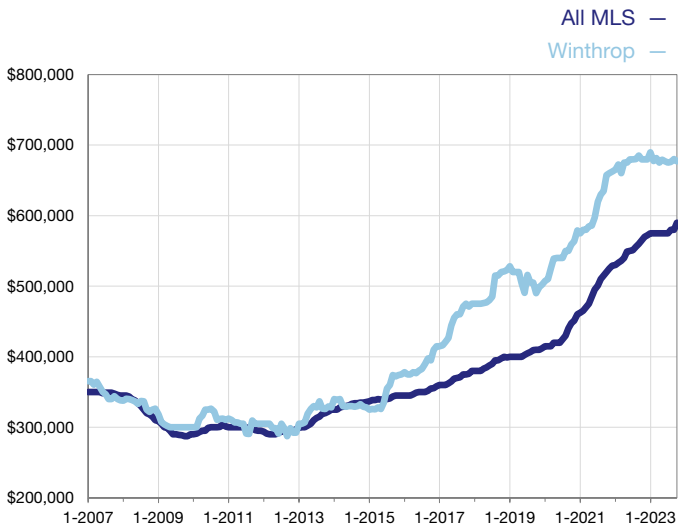
Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	12	+ 100.0%	89	77	- 13.5%
Closed Sales	14	4	- 71.4%	94	70	- 25.5%
Median Sales Price*	\$429,000	\$550,000	+ 28.2%	\$442,500	\$517,500	+ 16.9%
Inventory of Homes for Sale	20	10	- 50.0%	--	--	--
Months Supply of Inventory	2.2	1.3	- 40.9%	--	--	--
Cumulative Days on Market Until Sale	56	55	- 1.8%	36	45	+ 25.0%
Percent of Original List Price Received*	99.0%	100.0%	+ 1.0%	99.9%	99.1%	- 0.8%
New Listings	8	10	+ 25.0%	118	89	- 24.6%

* 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

