

Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Winthrop

Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	6	+ 20.0%	77	49	- 36.4%
Closed Sales	2	2	0.0%	76	43	- 43.4%
Median Sales Price*	\$685,000	\$628,000	- 8.3%	\$684,950	\$683,500	- 0.2%
Inventory of Homes for Sale	12	3	- 75.0%	--	--	--
Months Supply of Inventory	1.7	0.6	- 64.7%	--	--	--
Cumulative Days on Market Until Sale	33	24	- 27.3%	41	44	+ 7.3%
Percent of Original List Price Received*	93.8%	111.3%	+ 18.7%	97.6%	99.2%	+ 1.6%
New Listings	4	4	0.0%	99	55	- 44.4%

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

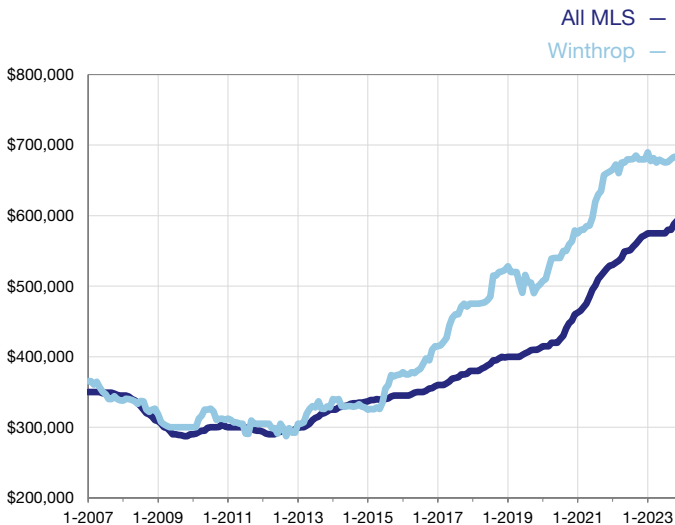
Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	8	6	- 25.0%	97	80	- 17.5%
Closed Sales	2	8	+ 300.0%	97	77	- 20.6%
Median Sales Price*	\$407,500	\$437,950	+ 7.5%	\$440,000	\$516,000	+ 17.3%
Inventory of Homes for Sale	18	11	- 38.9%	--	--	--
Months Supply of Inventory	2.0	1.6	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	29	21	- 27.6%	38	40	+ 5.3%
Percent of Original List Price Received*	96.7%	102.1%	+ 5.6%	99.7%	99.6%	- 0.1%
New Listings	10	7	- 30.0%	128	96	- 25.0%

* 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

