

Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Winthrop

Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	1	--	77	50	- 35.1%
Closed Sales	6	6	0.0%	82	49	- 40.2%
Median Sales Price*	\$525,000	\$700,000	+ 33.3%	\$679,500	\$683,500	+ 0.6%
Inventory of Homes for Sale	12	2	- 83.3%	--	--	--
Months Supply of Inventory	1.7	0.4	- 76.5%	--	--	--
Cumulative Days on Market Until Sale	36	31	- 13.9%	41	43	+ 4.9%
Percent of Original List Price Received*	92.0%	99.3%	+ 7.9%	97.2%	99.2%	+ 2.1%
New Listings	1	2	+ 100.0%	100	56	- 44.0%

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

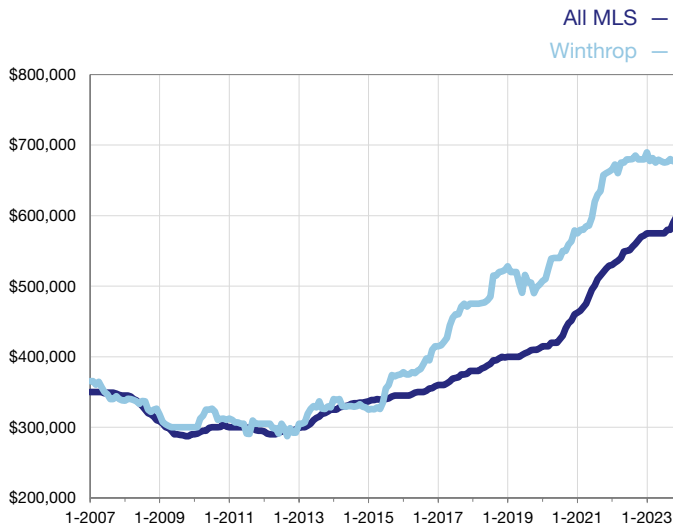
Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	3	- 25.0%	101	83	- 17.8%
Closed Sales	10	8	- 20.0%	107	85	- 20.6%
Median Sales Price*	\$457,500	\$515,000	+ 12.6%	\$445,000	\$516,000	+ 16.0%
Inventory of Homes for Sale	10	7	- 30.0%	--	--	--
Months Supply of Inventory	1.2	1.0	- 16.7%	--	--	--
Cumulative Days on Market Until Sale	58	28	- 51.7%	40	39	- 2.5%
Percent of Original List Price Received*	97.4%	99.7%	+ 2.4%	99.5%	99.6%	+ 0.1%
New Listings	1	3	+ 200.0%	129	99	- 23.3%

* 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

