

Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Winthrop

Single-Family Properties

| Key Metrics | February | | | Year to Date | | |
|--|-----------|------------------|---------|--------------|------------------|---------|
| | 2023 | 2024 | + / - | 2023 | 2024 | + / - |
| Pending Sales | 4 | 6 | + 50.0% | 6 | 9 | + 50.0% |
| Closed Sales | 4 | 4 | 0.0% | 5 | 7 | + 40.0% |
| Median Sales Price* | \$712,500 | \$637,450 | - 10.5% | \$675,000 | \$745,000 | + 10.4% |
| Inventory of Homes for Sale | 9 | 3 | - 66.7% | -- | -- | -- |
| Months Supply of Inventory | 1.3 | 0.6 | - 53.8% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 46 | 13 | - 71.7% | 45 | 25 | - 44.4% |
| Percent of Original List Price Received* | 94.5% | 99.9% | + 5.7% | 94.9% | 99.4% | + 4.7% |
| New Listings | 4 | 7 | + 75.0% | 6 | 11 | + 83.3% |

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

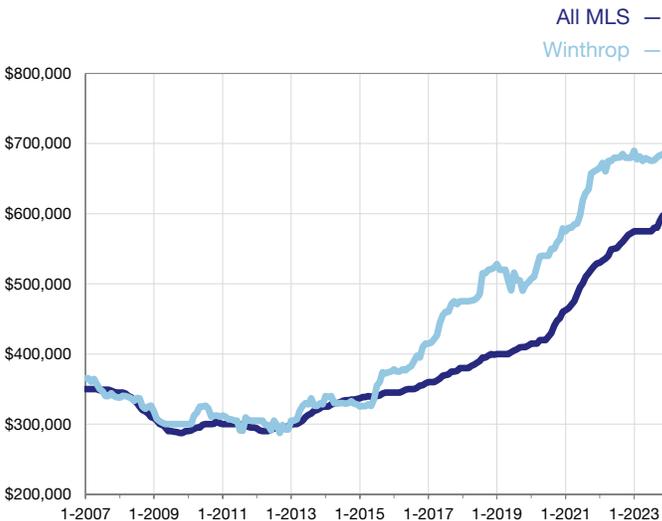
Condominium Properties

| Key Metrics | February | | | Year to Date | | |
|--|-----------|------------------|----------|--------------|------------------|---------|
| | 2023 | 2024 | + / - | 2023 | 2024 | + / - |
| Pending Sales | 5 | 10 | + 100.0% | 11 | 12 | + 9.1% |
| Closed Sales | 4 | 2 | - 50.0% | 8 | 4 | - 50.0% |
| Median Sales Price* | \$462,000 | \$640,000 | + 38.5% | \$497,500 | \$510,000 | + 2.5% |
| Inventory of Homes for Sale | 8 | 10 | + 25.0% | -- | -- | -- |
| Months Supply of Inventory | 1.0 | 1.4 | + 40.0% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 94 | 48 | - 48.9% | 69 | 36 | - 47.8% |
| Percent of Original List Price Received* | 97.5% | 99.7% | + 2.3% | 98.8% | 98.3% | - 0.5% |
| New Listings | 5 | 4 | - 20.0% | 11 | 16 | + 45.5% |

* 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

