

Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Winthrop

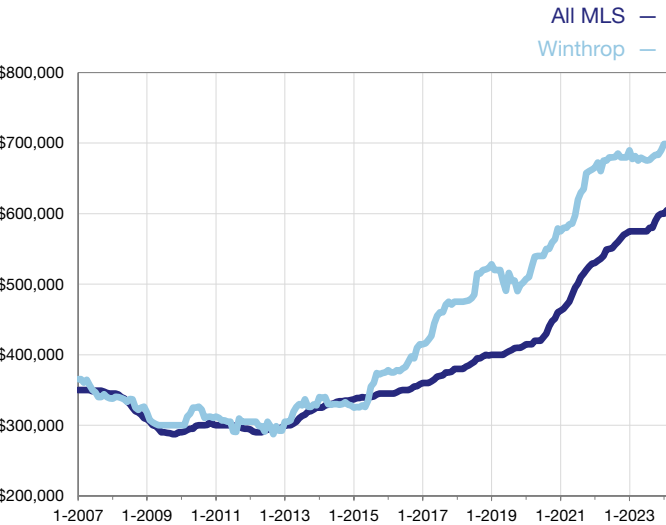
Single-Family Properties	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	4	6	+ 50.0%	6	9	+ 50.0%
Closed Sales	4	4	0.0%	5	7	+ 40.0%
Median Sales Price*	\$712,500	\$637,450	- 10.5%	\$675,000	\$745,000	+ 10.4%
Inventory of Homes for Sale	9	3	- 66.7%	--	--	--
Months 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	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
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

