

Local Market Update – March 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Winthrop

Single-Family Properties

Key Metrics	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	7	5	- 28.6%	13	14	+ 7.7%
Closed Sales	3	2	- 33.3%	8	9	+ 12.5%
Median Sales Price*	\$667,500	\$634,500	- 4.9%	\$671,250	\$710,000	+ 5.8%
Inventory of Homes for Sale	6	5	- 16.7%	--	--	--
Months Supply of Inventory	0.8	1.1	+ 37.5%	--	--	--
Cumulative Days on Market Until Sale	64	15	- 76.6%	52	23	- 55.8%
Percent of Original List Price Received*	90.0%	100.8%	+ 12.0%	93.1%	99.7%	+ 7.1%
New Listings	4	8	+ 100.0%	10	19	+ 90.0%

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

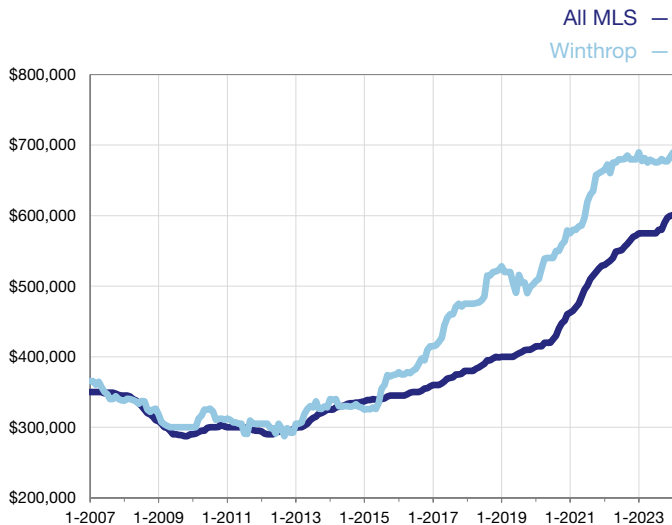
Condominium Properties

Key Metrics	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	8	6	- 25.0%	19	16	- 15.8%
Closed Sales	9	4	- 55.6%	17	8	- 52.9%
Median Sales Price*	\$510,000	\$607,500	+ 19.1%	\$500,000	\$510,000	+ 2.0%
Inventory of Homes for Sale	12	13	+ 8.3%	--	--	--
Months Supply of Inventory	1.5	2.0	+ 33.3%	--	--	--
Cumulative Days on Market Until Sale	40	59	+ 47.5%	53	48	- 9.4%
Percent of Original List Price Received*	99.2%	95.0%	- 4.2%	99.0%	96.6%	- 2.4%
New Listings	13	10	- 23.1%	24	26	+ 8.3%

* 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

