

Local Market Update – April 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Winthrop

Single-Family Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	0	7	--	13	20	+ 53.8%
Closed Sales	5	6	+ 20.0%	13	15	+ 15.4%
Median Sales Price*	\$670,000	\$809,250	+ 20.8%	\$670,000	\$745,000	+ 11.2%
Inventory of Homes for Sale	11	6	- 45.5%	--	--	--
Months Supply of Inventory	1.6	1.3	- 18.8%	--	--	--
Cumulative Days on Market Until Sale	119	28	- 76.5%	78	25	- 67.9%
Percent of Original List Price Received*	95.7%	100.8%	+ 5.3%	94.1%	100.2%	+ 6.5%
New Listings	6	7	+ 16.7%	16	26	+ 62.5%

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

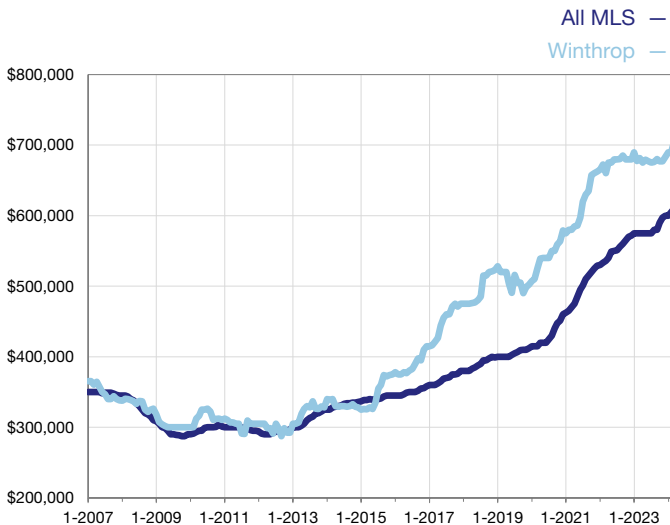
Condominium Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	6	6	0.0%	25	21	- 16.0%
Closed Sales	8	7	- 12.5%	25	15	- 40.0%
Median Sales Price*	\$445,075	\$530,000	+ 19.1%	\$495,000	\$530,000	+ 7.1%
Inventory of Homes for Sale	15	9	- 40.0%	--	--	--
Months Supply of Inventory	1.9	1.4	- 26.3%	--	--	--
Cumulative Days on Market Until Sale	57	38	- 33.3%	54	43	- 20.4%
Percent of Original List Price Received*	98.6%	98.2%	- 0.4%	98.9%	97.4%	- 1.5%
New Listings	9	4	- 55.6%	33	29	- 12.1%

* 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

