

Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Winthrop

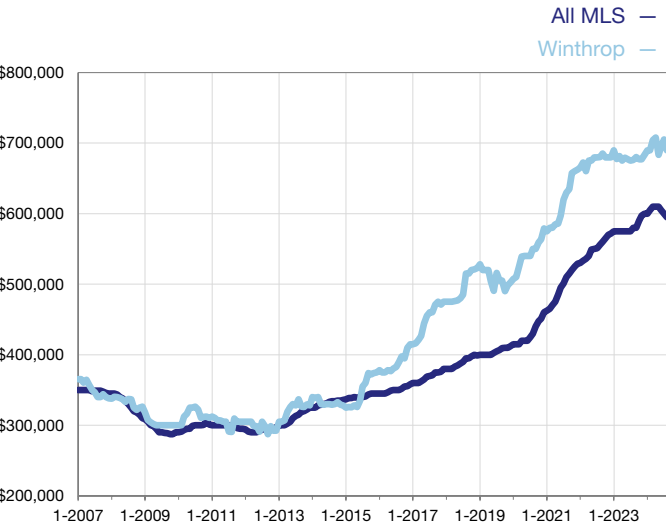
Single-Family Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	3	5	+ 66.7%	34	41	+ 20.6%
Closed Sales	9	4	- 55.6%	35	39	+ 11.4%
Median Sales Price*	\$755,000	\$897,500	+ 18.9%	\$683,500	\$777,000	+ 13.7%
Inventory of Homes for Sale	8	17	+ 112.5%	--	--	--
Months Supply of Inventory	1.6	3.6	+ 125.0%	--	--	--
Cumulative Days on Market Until Sale	24	29	+ 20.8%	47	25	- 46.8%
Percent of Original List Price Received*	102.6%	94.2%	- 8.2%	98.9%	99.1%	+ 0.2%
New Listings	2	10	+ 400.0%	41	63	+ 53.7%

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

Condominium Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	11	7	- 36.4%	59	43	- 27.1%
Closed Sales	6	6	0.0%	52	37	- 28.8%
Median Sales Price*	\$561,000	\$405,000	- 27.8%	\$517,500	\$480,000	- 7.2%
Inventory of Homes for Sale	10	16	+ 60.0%	--	--	--
Months Supply of Inventory	1.4	2.9	+ 107.1%	--	--	--
Cumulative Days on Market Until Sale	29	20	- 31.0%	43	47	+ 9.3%
Percent of Original List Price Received*	100.2%	103.9%	+ 3.7%	99.2%	98.8%	- 0.4%
New Listings	8	10	+ 25.0%	68	66	- 2.9%

* 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

