

# Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Winthrop

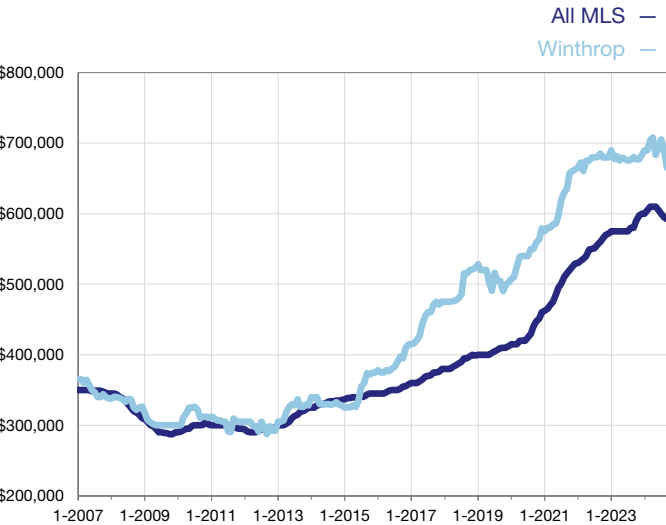
Single-Family Properties				September			Year to Date		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				5	12	+ 140.0%	39	53	+ 35.9%
Closed Sales				1	5	+ 400.0%	36	44	+ 22.2%
Median Sales Price*				\$689,900	\$690,000	+ 0.0%	\$686,700	\$749,250	+ 9.1%
Inventory of Homes for Sale				7	12	+ 71.4%	--	--	--
Months Supply of Inventory				1.5	2.3	+ 53.3%	--	--	--
Cumulative Days on Market Until Sale				21	22	+ 4.8%	46	25	- 45.7%
Percent of Original List Price Received*				100.0%	94.8%	- 5.2%	98.9%	98.6%	- 0.3%
New Listings				5	10	+ 100.0%	46	73	+ 58.7%

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

Condominium Properties				September			Year to Date		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				5	10	+ 100.0%	64	50	- 21.9%
Closed Sales				13	9	- 30.8%	65	46	- 29.2%
Median Sales Price*				\$445,000	\$450,000	+ 1.1%	\$516,000	\$477,500	- 7.5%
Inventory of Homes for Sale				16	10	- 37.5%	--	--	--
Months Supply of Inventory				2.3	1.7	- 26.1%	--	--	--
Cumulative Days on Market Until Sale				33	42	+ 27.3%	41	46	+ 12.2%
Percent of Original List Price Received*				99.5%	97.6%	- 1.9%	99.2%	98.6%	- 0.6%
New Listings				11	2	- 81.8%	79	67	- 15.2%

\* 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

