

# Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Winthrop

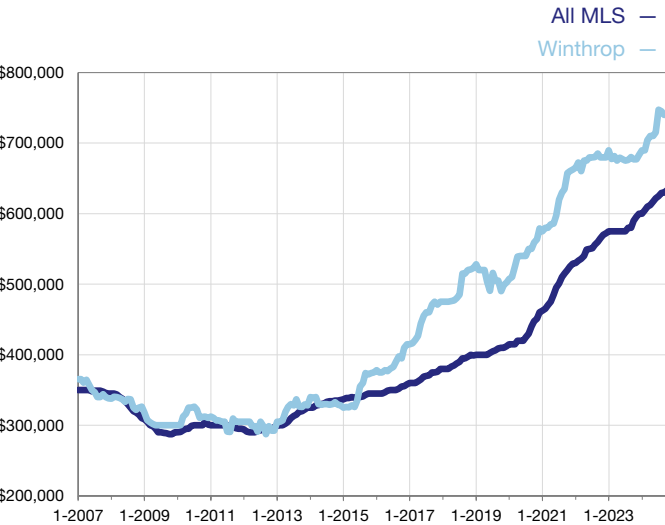
Single-Family Properties	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	4	8	+ 100.0%	43	59	+ 37.2%
Closed Sales	5	9	+ 80.0%	41	53	+ 29.3%
Median Sales Price*	\$630,000	\$643,000	+ 2.1%	\$683,500	\$745,000	+ 9.0%
Inventory of Homes for Sale	7	7	0.0%	--	--	--
Months Supply of Inventory	1.5	1.3	- 13.3%	--	--	--
Cumulative Days on Market Until Sale	41	31	- 24.4%	45	26	- 42.2%
Percent of Original List Price Received*	96.6%	98.7%	+ 2.2%	98.6%	98.7%	+ 0.1%
New Listings	4	3	- 25.0%	50	76	+ 52.0%

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

Condominium Properties	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	10	7	- 30.0%	74	56	- 24.3%
Closed Sales	4	4	0.0%	69	50	- 27.5%
Median Sales Price*	\$550,000	\$420,500	- 23.5%	\$519,000	\$472,500	- 9.0%
Inventory of Homes for Sale	14	14	0.0%	--	--	--
Months Supply of Inventory	2.0	2.6	+ 30.0%	--	--	--
Cumulative Days on Market Until Sale	55	40	- 27.3%	42	46	+ 9.5%
Percent of Original List Price Received*	100.0%	98.0%	- 2.0%	99.3%	98.5%	- 0.8%
New Listings	10	12	+ 20.0%	89	79	- 11.2%

\* 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

