

# Local Market Update – December 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Winthrop

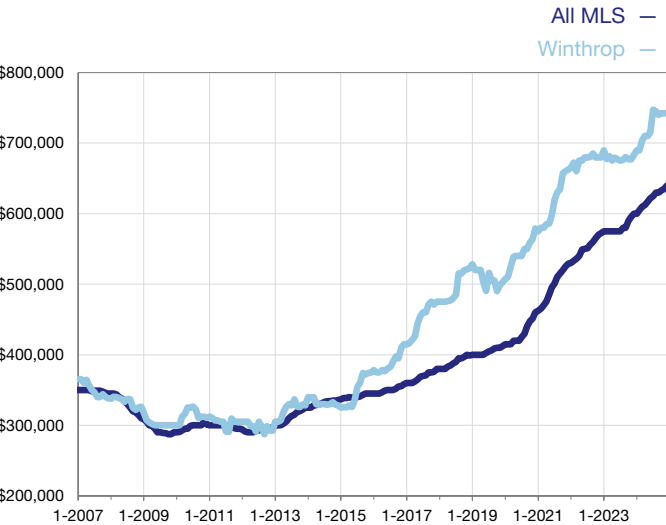
Single-Family Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	1	3	+ 200.0%	50	62	+ 24.0%
Closed Sales	6	4	- 33.3%	49	62	+ 26.5%
Median Sales Price*	\$700,000	\$764,500	+ 9.2%	\$683,500	\$742,500	+ 8.6%
Inventory of Homes for Sale	4	4	0.0%	--	--	--
Months Supply of Inventory	0.9	0.8	- 11.1%	--	--	--
Cumulative Days on Market Until Sale	31	40	+ 29.0%	43	29	- 32.6%
Percent of Original List Price Received*	99.3%	100.3%	+ 1.0%	99.2%	98.7%	- 0.5%
New Listings	2	0	- 100.0%	56	80	+ 42.9%

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

Condominium Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	3	2	- 33.3%	83	61	- 26.5%
Closed Sales	8	6	- 25.0%	85	63	- 25.9%
Median Sales Price*	\$515,000	\$465,000	- 9.7%	\$516,000	\$475,000	- 7.9%
Inventory of Homes for Sale	9	11	+ 22.2%	--	--	--
Months Supply of Inventory	1.3	2.2	+ 69.2%	--	--	--
Cumulative Days on Market Until Sale	28	16	- 42.9%	39	43	+ 10.3%
Percent of Original List Price Received*	99.7%	100.2%	+ 0.5%	99.6%	98.5%	- 1.1%
New Listings	3	4	+ 33.3%	98	93	- 5.1%

\* 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

