

Winthrop, MA Area Market Review

2018 vs. 2017 As of June 11, 2018

Prepared by James Polino on Monday, June 11, 2018

Single Family

Listing Inventory on June 11	2017	2018	Var.	Var. %	Trend
Listing Units	13	15	2	15.38%	↑
Average Days on Market	66	46	-20	-30.30%	↓
Average List Price	\$621,238.46	\$702,040.00	\$80,801.54	13.01%	↑
Average List \$ / SqFt	\$306.18	\$378.36	\$72.18	23.57%	↑
Approximate Absorption Rate	48.72%	59.44%	10.72%	22%	↑
Approximate Months Supply of Inventory	2.05	1.68	-0.37	-18.05%	↓
Listed (Year to Date)	2017	2018	Var.	Var. %	Trend
Listing Units (Taken)	58	62	4	6.90%	↑
Average Original List Price	\$527,039.64	\$585,780.63	\$58,740.99	11.15%	↑
Average Original List \$ / SqFt	\$284.29	\$324.45	\$40.16	14.13%	↑
Went Pending (Year to Date)	2017	2018	Var.	Var. %	Trend
Listing Units (Went Pending)	44	50	6	13.64%	↑
Average List Price	\$477,015.89	\$552,135.96	\$75,120.07	15.75%	↑
Average List \$ / SqFt	\$268.36	\$304.24	\$35.88	13.37%	↑
Average Days to Offer	21	21	0	0%	↔
Listed & Price Changed (Year to Date)	2017	2018	Var.	Var. %	Trend
Listing Units (Price Changed)	8	9	1	12.50%	↑
Average Original List Price	\$532,050.00	\$616,388.89	\$84,338.89	15.85%	↑
Average Original List \$ / SqFt	\$293.38	\$292.99	-\$0.39	-0.13%	↓
Sold (Year to Date)	2017	2018	Var.	Var. %	Trend
Closed Units (Sold)	30	36	6	20%	↑
Average Days on Market	34	34	0	0%	↔
Average Days to Offer	18	20	2	11.11%	↑
Average Sale Price	\$435,884.80	\$531,534.72	\$95,649.92	21.94%	↑
Average Sale \$ / SqFt	\$259.61	\$302.96	\$43.35	16.70%	↑
Average List Price	\$434,043.30	\$534,986.06	\$100,942.76	23.26%	↑
Average List \$ / SqFt	\$257.24	\$304.38	\$47.14	18.33%	↑
Average Original List Price	\$436,679.97	\$538,016.61	\$101,336.64	23.21%	↑
Average Original List \$ / SqFt	\$258.39	\$306.32	\$47.93	18.55%	↑
Average Sale Price as % of List Price	100.59%	99.65%	-0.94%	-0.93%	↓
Average Sale Price as % of Original List Price	100.12%	99.10%	-1.02%	-1.02%	↓
Average Sale Price as % of Assessed Price	121.35%	135.14%	13.79%	11.36%	↑
Sold Units - Short Sale	1	1	0	0%	↔
Sold Units - Lender-Owned	1	1	0	0%	↔
12-Month Activity as of June 11	2017	2018	Var.	Var. %	Trend
Units Listed	108	131	23	21.30%	↑
Units Price Changed	22	25	3	13.64%	↑
Units Went Pending	88	113	25	28.41%	↑
Units Sold	76	107	31	40.79%	↑

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Condominium

Listing Inventory on June 11	2017	2018	Var.	Var. %	Trend
Listing Units	15	17	2	13.33%	↑
Average Days on Market	95	72	-23	-24.21%	↓
Average List Price	\$382,240.00	\$376,664.71	-\$5,575.29	-1.46%	↓
Average List \$ / SqFt	\$325.41	\$340.40	\$14.99	4.61%	↑
Approximate Absorption Rate	50.00%	48.04%	-1.96%	-3.92%	↓
Approximate Months Supply of Inventory	2.00	2.08	0.08	4%	↑
Listed (Year to Date)	2017	2018	Var.	Var. %	Trend
Listing Units (Taken)	53	61	8	15.09%	↑
Average Original List Price	\$328,382.89	\$382,457.34	\$54,074.45	16.47%	↑
Average Original List \$ / SqFt	\$289.20	\$326.80	\$37.60	13%	↑
Went Pending (Year to Date)	2017	2018	Var.	Var. %	Trend
Listing Units (Went Pending)	48	50	2	4.17%	↑
Average List Price	\$313,966.54	\$386,319.96	\$72,353.42	23.04%	↑
Average List \$ / SqFt	\$284.59	\$332.92	\$48.33	16.98%	↑
Average Days to Offer	28	24	-4	-14.29%	↓
Listed & Price Changed (Year to Date)	2017	2018	Var.	Var. %	Trend
Listing Units (Price Changed)	12	6	-6	-50%	↓
Average Original List Price	\$328,541.58	\$368,100.00	\$39,558.42	12.04%	↑
Average Original List \$ / SqFt	\$279.47	\$345.83	\$66.36	23.74%	↑
Sold (Year to Date)	2017	2018	Var.	Var. %	Trend
Closed Units (Sold)	38	35	-3	-7.89%	↓
Average Days on Market	37	37	0	0%	↔
Average Days to Offer	25	25	0	0%	↔
Average Sale Price	\$315,436.84	\$391,111.43	\$75,674.59	23.99%	↑
Average Sale \$ / SqFt	\$268.34	\$328.97	\$60.63	22.59%	↑
Average List Price	\$314,299.97	\$390,825.71	\$76,525.74	24.35%	↑
Average List \$ / SqFt	\$268.55	\$329.08	\$60.53	22.54%	↑
Average Original List Price	\$320,086.82	\$394,374.29	\$74,287.47	23.21%	↑
Average Original List \$ / SqFt	\$273.16	\$332.43	\$59.27	21.70%	↑
Average Sale Price as % of List Price	99.97%	100.01%	0.04%	0.04%	↑
Average Sale Price as % of Original List Price	98.23%	99.11%	0.88%	0.90%	↑
Average Sale Price as % of Assessed Price	N/A	N/A	N/A	N/A	↔
Sold Units - Short Sale	0	1	1	0%	↑
Sold Units - Lender-Owned	0	2	2	0%	↑
12-Month Activity as of June 11	2017	2018	Var.	Var. %	Trend
Units Listed	109	138	29	26.61%	↑
Units Price Changed	36	30	-6	-16.67%	↓
Units Went Pending	98	116	18	18.37%	↑
Units Sold	90	98	8	8.89%	↑

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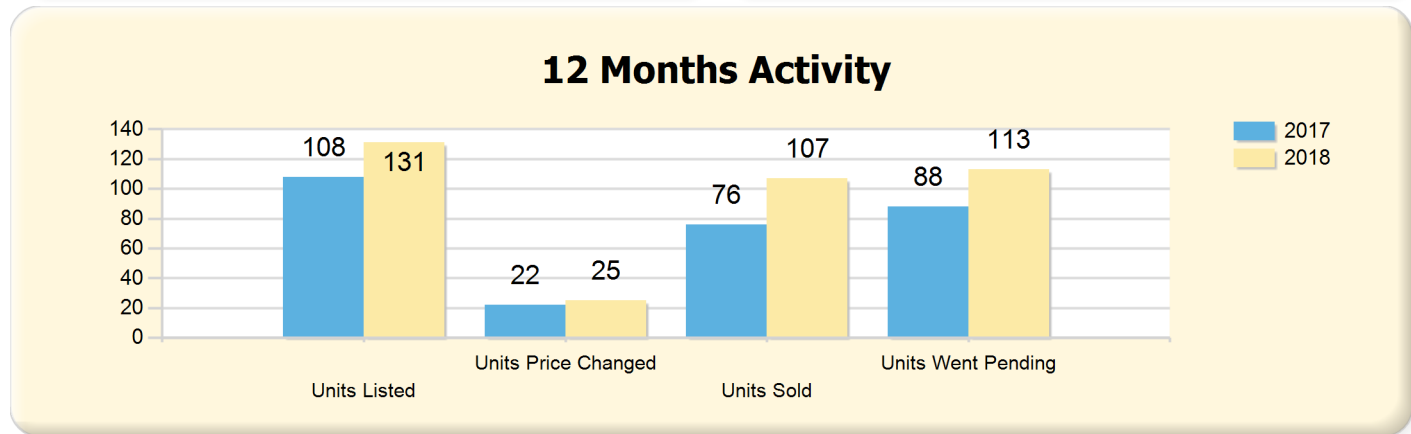
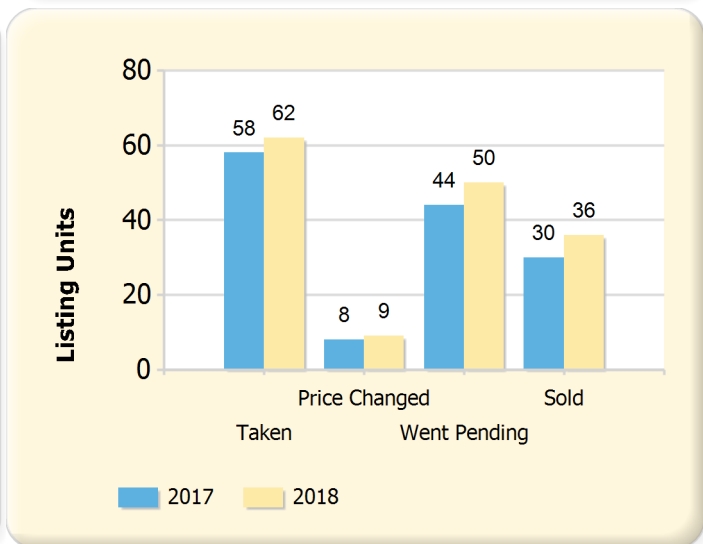
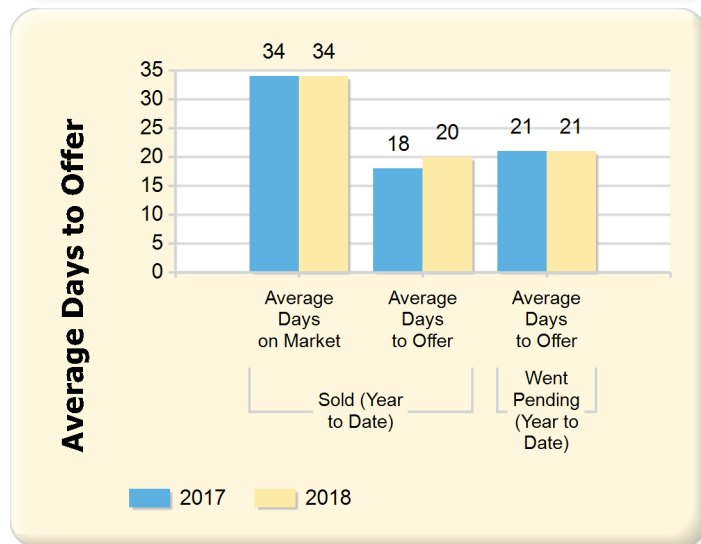
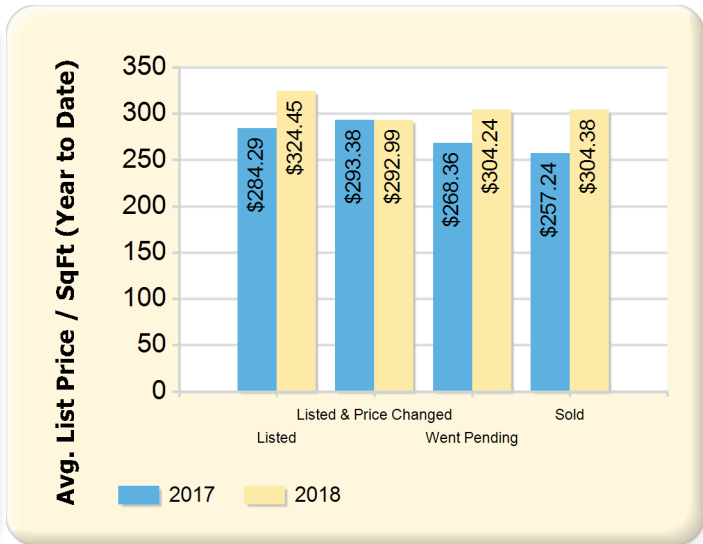
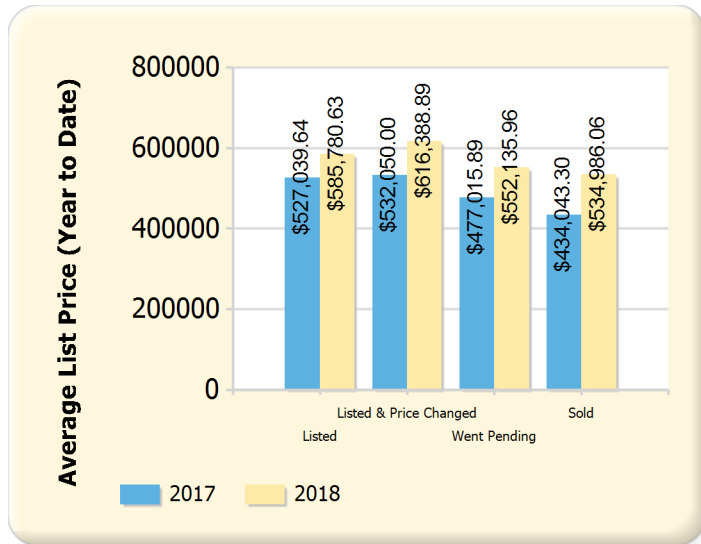
Listing Inventory on June 11	2017	2018	Var.	Var. %	Trend
Listing Units	4	7	3	75%	↑
Average Days on Market	80	21	-59	-73.75%	↓
Average List Price	\$490,225.00	\$888,957.00	\$398,732.00	81.34%	↑
Average List \$ / SqFt	\$234.96	\$268.55	\$33.59	14.30%	↑
Approximate Absorption Rate	66.67%	39.29%	-27.38%	-41.07%	↓
Approximate Months Supply of Inventory	1.50	2.55	1.05	70%	↑
Listed (Year to Date)	2017	2018	Var.	Var. %	Trend
Listing Units (Taken)	22	24	2	9.09%	↑
Average Original List Price	\$628,254.50	\$773,462.46	\$145,207.96	23.11%	↑
Average Original List \$ / SqFt	\$228.27	\$265.39	\$37.12	16.26%	↑
Went Pending (Year to Date)	2017	2018	Var.	Var. %	Trend
Listing Units (Went Pending)	23	19	-4	-17.39%	↓
Average List Price	\$612,665.13	\$634,378.95	\$21,713.82	3.54%	↑
Average List \$ / SqFt	\$228.98	\$244.13	\$15.15	6.62%	↑
Average Days to Offer	24	27	3	12.50%	↑
Listed & Price Changed (Year to Date)	2017	2018	Var.	Var. %	Trend
Listing Units (Price Changed)	4	4	0	0%	↔
Average Original List Price	\$558,975.00	\$987,225.00	\$428,250.00	76.61%	↑
Average Original List \$ / SqFt	\$221.90	\$289.98	\$68.08	30.68%	↑
Sold (Year to Date)	2017	2018	Var.	Var. %	Trend
Closed Units (Sold)	10	11	1	10%	↑
Average Days on Market	36	28	-8	-22.22%	↓
Average Days to Offer	28	18	-10	-35.71%	↓
Average Sale Price	\$600,700.00	\$586,227.27	-\$14,472.73	-2.41%	↓
Average Sale \$ / SqFt	\$237.95	\$218.37	-\$19.58	-8.23%	↓
Average List Price	\$590,370.00	\$593,590.91	\$3,220.91	0.55%	↑
Average List \$ / SqFt	\$234.08	\$221.80	-\$12.28	-5.25%	↓
Average Original List Price	\$593,880.00	\$596,772.73	\$2,892.73	0.49%	↑
Average Original List \$ / SqFt	\$235.58	\$223.84	-\$11.74	-4.98%	↓
Average Sale Price as % of List Price	102.41%	99.48%	-2.93%	-2.86%	↓
Average Sale Price as % of Original List Price	101.89%	98.95%	-2.94%	-2.89%	↓
Average Sale Price as % of Assessed Price	147.12%	143.27%	-3.85%	-2.62%	↓
Sold Units - Short Sale	0	1	1	0%	↑
Sold Units - Lender-Owned	1	0	-1	-100%	↓
12-Month Activity as of June 11	2017	2018	Var.	Var. %	Trend
Units Listed	44	50	6	13.64%	↑
Units Price Changed	11	10	-1	-9.09%	↓
Units Went Pending	42	38	-4	-9.52%	↓
Units Sold	32	33	1	3.13%	↑

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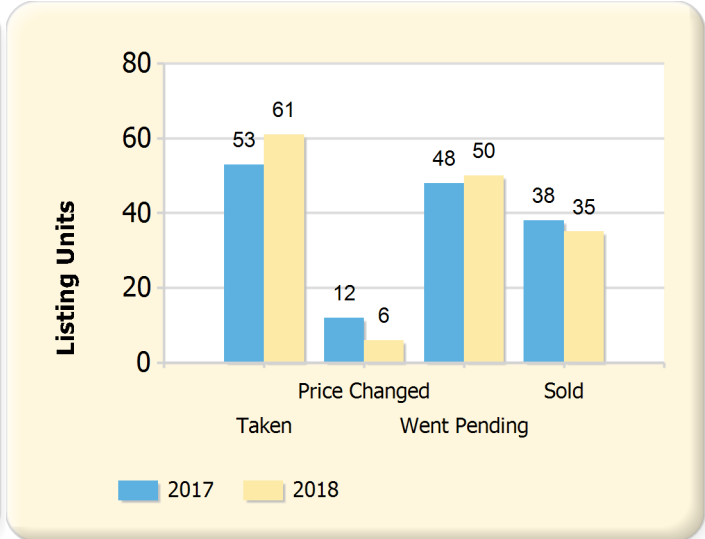
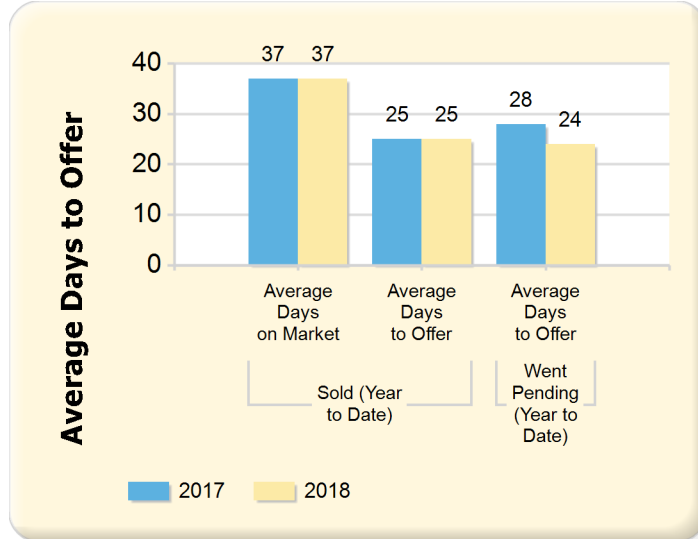
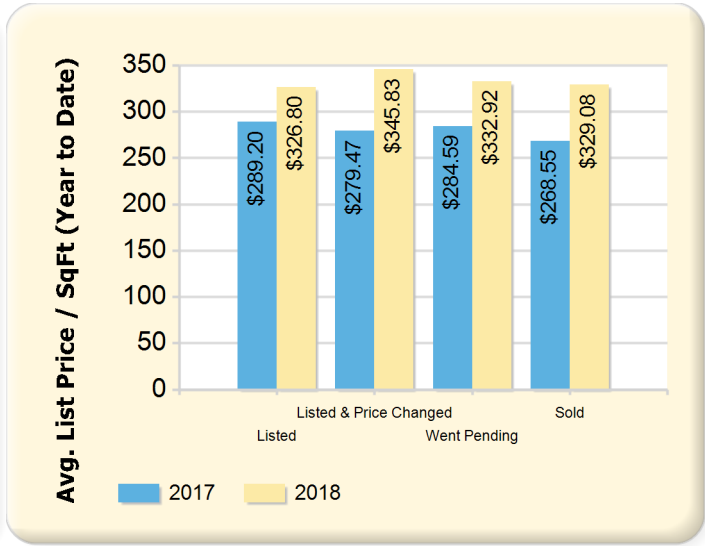
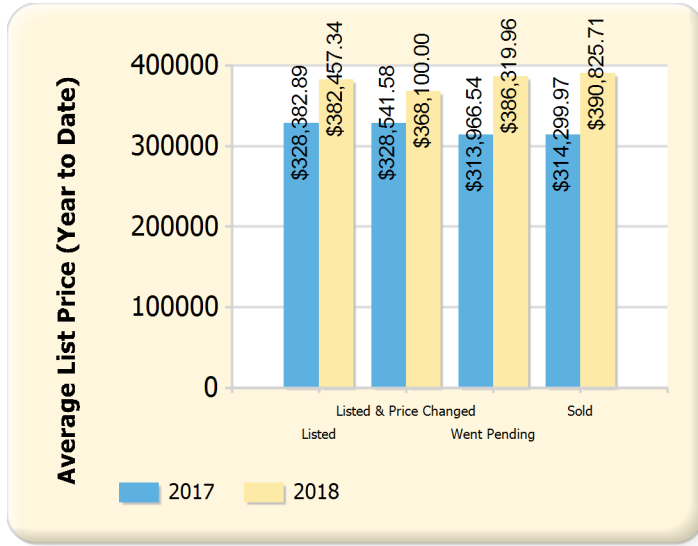


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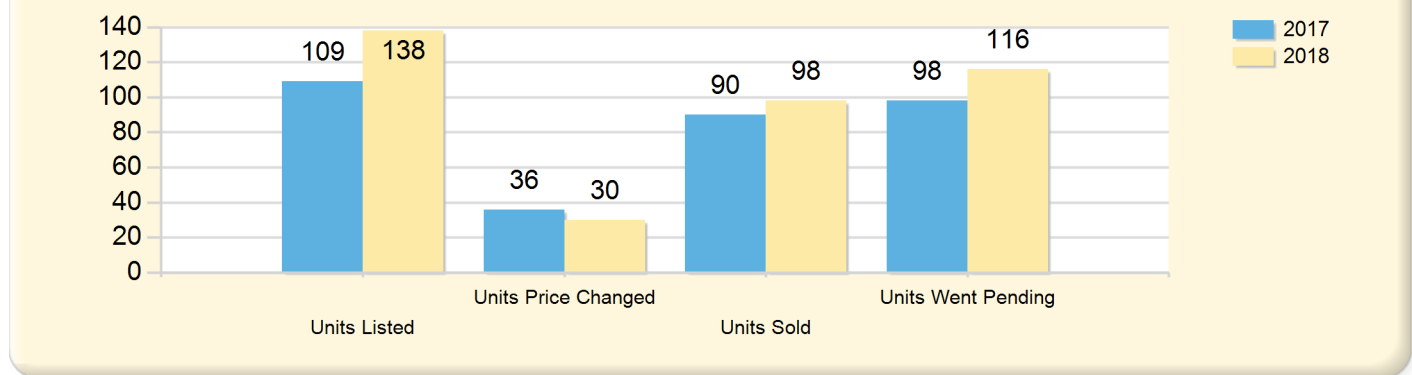
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Condominium



12 Months Activity



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Multi Family

