

Winthrop, MA Area Market Review

2017 vs. 2016 As of December 31, 2017

Prepared by James Polino on Monday, January 15, 2018

Single Family

Listing Inventory on December 31	2016	2017	Var.	Var. %	Trend
Listing Units	6	8	2	33.33%	↑
Average Days on Market	120	85	-35	-29.17%	↓
Average List Price	\$779,900.00	\$563,087.38	-\$216,812.62	-27.80%	↓
Average List \$ / SqFt	\$319.46	\$263.56	-\$55.90	-17.50%	↓
Approximate Absorption Rate	112.50%	105.21%	-7.29%	-6.48%	↓
Approximate Months Supply of Inventory	0.89	0.95	0.06	6.74%	↑
Listed (Year to Date)	2016	2017	Var.	Var. %	Trend
Listing Units (Taken)	100	127	27	27%	↑
Average Original List Price	\$485,242.98	\$513,841.71	\$28,598.73	5.89%	↑
Average Original List \$ / SqFt	\$284.59	\$289.66	\$5.07	1.78%	↑
Went Pending (Year to Date)	2016	2017	Var.	Var. %	Trend
Listing Units (Went Pending)	89	107	18	20.22%	↑
Average List Price	\$422,117.94	\$483,671.95	\$61,554.01	14.58%	↑
Average List \$ / SqFt	\$259.80	\$277.42	\$17.62	6.78%	↑
Average Days to Offer	22	22	0	0%	↔
Listed & Price Changed (Year to Date)	2016	2017	Var.	Var. %	Trend
Listing Units (Price Changed)	23	26	3	13.04%	↑
Average Original List Price	\$566,708.70	\$536,280.73	-\$30,427.97	-5.37%	↓
Average Original List \$ / SqFt	\$314.86	\$314.77	-\$0.09	-0.03%	↓
Sold (Year to Date)	2016	2017	Var.	Var. %	Trend
Closed Units (Sold)	79	101	22	27.85%	↑
Average Days on Market	51	36	-15	-29.41%	↓
Average Days to Offer	24	22	-2	-8.33%	↓
Average Sale Price	\$417,361.38	\$474,713.31	\$57,351.93	13.74%	↑
Average Sale \$ / SqFt	\$263.67	\$274.30	\$10.63	4.03%	↑
Average List Price	\$421,407.54	\$476,020.78	\$54,613.24	12.96%	↑
Average List \$ / SqFt	\$265.79	\$274.49	\$8.70	3.27%	↑
Average Original List Price	\$426,360.72	\$481,653.46	\$55,292.74	12.97%	↑
Average Original List \$ / SqFt	\$268.75	\$277.76	\$9.01	3.35%	↑
Average Sale Price as % of List Price	99.27%	99.88%	0.61%	0.61%	↑
Average Sale Price as % of Original List Price	98.24%	98.83%	0.59%	0.60%	↑
Average Sale Price as % of Assessed Price	N/A	N/A	N/A	N/A	↔
Sold Units - Short Sale	2	2	0	0%	↔
Sold Units - Lender-Owned	1	1	0	0%	↔
12-Month Activity as of December 31	2016	2017	Var.	Var. %	Trend
Units Listed	100	127	27	27%	↑
Units Price Changed	23	26	3	13.04%	↑
Units Went Pending	89	107	18	20.22%	↑
Units Sold	81	101	20	24.69%	↑

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