

Winthrop, MA Area Market Review

2019 vs. 2018 As of March 31, 2019

Prepared by James Polino on Saturday, April 27, 2019

Single Family

Listing Inventory on March 31	2018	2019	Var.	Var. %	Trend
Listing Units	10	12	2	20%	↑
Average Days on Market	47	122	75	159.57%	↑
Average List Price	\$640,580.00	\$609,244.17	-\$31,335.83	-4.89%	↓
Average List \$ / SqFt	\$331.02	\$395.96	\$64.94	19.62%	↑
Approximate Absorption Rate	87.50%	61.11%	-26.39%	-30.16%	↓
Approximate Months Supply of Inventory	1.14	1.64	0.50	43.86%	↑
Listed (Year to Date)	2018	2019	Var.	Var. %	Trend
Listing Units (Taken)	29	16	-13	-44.83%	↓
Average Original List Price	\$559,713.76	\$558,051.88	-\$1,661.88	-0.30%	↓
Average Original List \$ / SqFt	\$314.43	\$336.98	\$22.55	7.17%	↑
Went Pending (Year to Date)	2018	2019	Var.	Var. %	Trend
Listing Units (Went Pending)	24	15	-9	-37.50%	↓
Average List Price	\$547,829.08	\$529,580.00	-\$18,249.08	-3.33%	↓
Average List \$ / SqFt	\$301.34	\$310.49	\$9.15	3.04%	↑
Average Days to Offer	23	46	23	100%	↑
Listed & Price Changed (Year to Date)	2018	2019	Var.	Var. %	Trend
Listing Units (Price Changed)	3	4	1	33.33%	↑
Average Original List Price	\$733,300.00	\$613,750.00	-\$119,550.00	-16.30%	↓
Average Original List \$ / SqFt	\$293.98	\$343.13	\$49.15	16.72%	↑
Sold (Year to Date)	2018	2019	Var.	Var. %	Trend
Closed Units (Sold)	16	14	-2	-12.50%	↓
Average Days on Market	31	60	29	93.55%	↑
Average Days to Offer	20	45	25	125%	↑
Average Sale Price	\$521,656.25	\$497,250.00	-\$24,406.25	-4.68%	↓
Average Sale \$ / SqFt	\$277.82	\$307.31	\$29.49	10.61%	↑
Average List Price	\$524,518.63	\$508,314.29	-\$16,204.34	-3.09%	↓
Average List \$ / SqFt	\$279.18	\$312.57	\$33.39	11.96%	↑
Average Original List Price	\$531,337.38	\$526,264.21	-\$5,073.17	-0.95%	↓
Average Original List \$ / SqFt	\$283.54	\$324.53	\$40.99	14.46%	↑
Average Sale Price as % of List Price	99.49%	98.17%	-1.32%	-1.33%	↓
Average Sale Price as % of Original List Price	98.25%	94.68%	-3.57%	-3.63%	↓
Average Sale Price as % of Assessed Price	129.50%	125.40%	-4.10%	-3.17%	↓
Sold Units - Short Sale	1	0	-1	-100%	↓
Sold Units - Lender-Owned	0	1	1	0%	↑
12-Month Activity as of March 31	2018	2019	Var.	Var. %	Trend
Units Listed	138	113	-25	-18.12%	↓
Units Price Changed	25	37	12	48%	↑
Units Went Pending	120	89	-31	-25.83%	↓
Units Sold	105	88	-17	-16.19%	↓

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Condominium

Listing Inventory on March 31	2018	2019	Var.	Var. %	Trend
Listing Units	8	7	-1	-12.50%	↓
Average Days on Market	112	136	24	21.43%	↑
Average List Price	\$445,737.50	\$410,942.86	-\$34,794.64	-7.81%	↓
Average List \$ / SqFt	\$388.93	\$366.92	-\$22.01	-5.66%	↓
Approximate Absorption Rate	105.21%	126.19%	20.98%	19.94%	↑
Approximate Months Supply of Inventory	0.95	0.79	-0.16	-16.84%	↓
Listed (Year to Date)	2018	2019	Var.	Var. %	Trend
Listing Units (Taken)	22	23	1	4.55%	↑
Average Original List Price	\$409,022.73	\$410,717.39	\$1,694.66	0.41%	↑
Average Original List \$ / SqFt	\$351.70	\$334.76	-\$16.94	-4.82%	↓
Went Pending (Year to Date)	2018	2019	Var.	Var. %	Trend
Listing Units (Went Pending)	21	22	1	4.76%	↑
Average List Price	\$405,519.05	\$438,763.64	\$33,244.59	8.20%	↑
Average List \$ / SqFt	\$353.04	\$311.24	-\$41.80	-11.84%	↓
Average Days to Offer	38	26	-12	-31.58%	↓
Listed & Price Changed (Year to Date)	2018	2019	Var.	Var. %	Trend
Listing Units (Price Changed)	2	0	-2	-100%	↓
Average Original List Price	\$387,400.00	\$0.00	-\$387,400.00	-100%	↓
Average Original List \$ / SqFt	\$368.60	\$0.00	-\$368.60	-100%	↓
Sold (Year to Date)	2018	2019	Var.	Var. %	Trend
Closed Units (Sold)	18	17	-1	-5.56%	↓
Average Days on Market	29	42	13	44.83%	↑
Average Days to Offer	20	28	8	40%	↑
Average Sale Price	\$394,005.56	\$392,794.12	-\$1,211.44	-0.31%	↓
Average Sale \$ / SqFt	\$317.23	\$307.50	-\$9.73	-3.07%	↓
Average List Price	\$394,266.67	\$399,317.65	\$5,050.98	1.28%	↑
Average List \$ / SqFt	\$317.91	\$311.27	-\$6.64	-2.09%	↓
Average Original List Price	\$397,355.56	\$405,205.88	\$7,850.32	1.98%	↑
Average Original List \$ / SqFt	\$321.07	\$314.51	-\$6.56	-2.04%	↓
Average Sale Price as % of List Price	100.08%	98.73%	-1.35%	-1.35%	↓
Average Sale Price as % of Original List Price	99.21%	97.53%	-1.68%	-1.69%	↓
Average Sale Price as % of Assessed Price	N/A	N/A	N/A	N/A	↔
Sold Units - Short Sale	0	0	0	0%	↔
Sold Units - Lender-Owned	2	1	-1	-50%	↓
12-Month Activity as of March 31	2018	2019	Var.	Var. %	Trend
Units Listed	121	124	3	2.48%	↑
Units Price Changed	31	21	-10	-32.26%	↓
Units Went Pending	112	109	-3	-2.68%	↓
Units Sold	101	106	5	4.95%	↑

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Multi Family

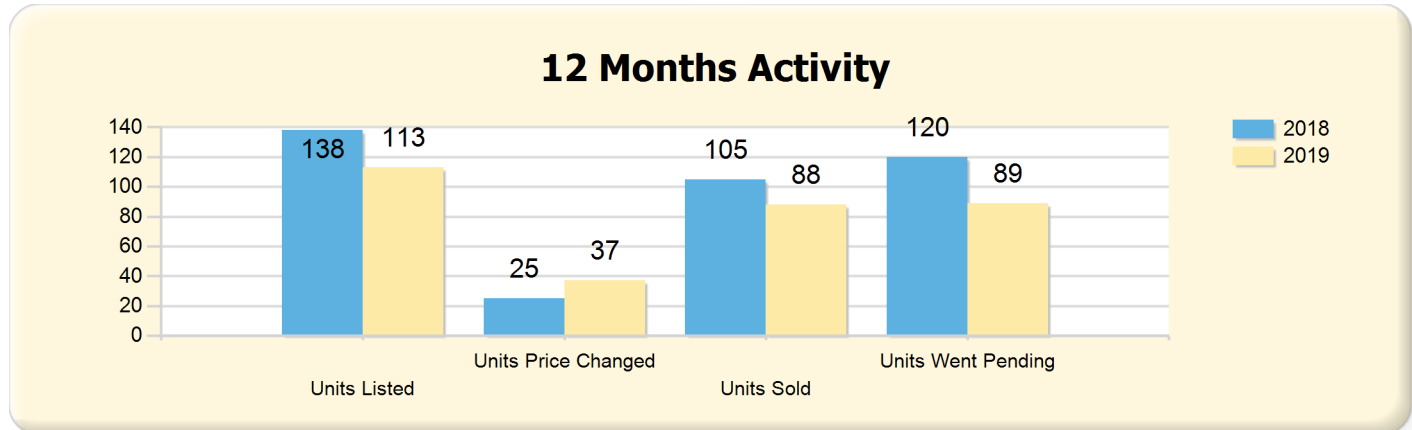
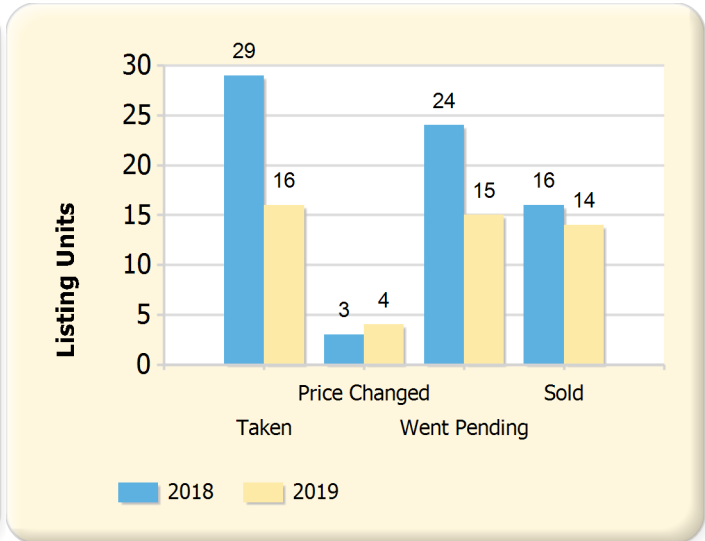
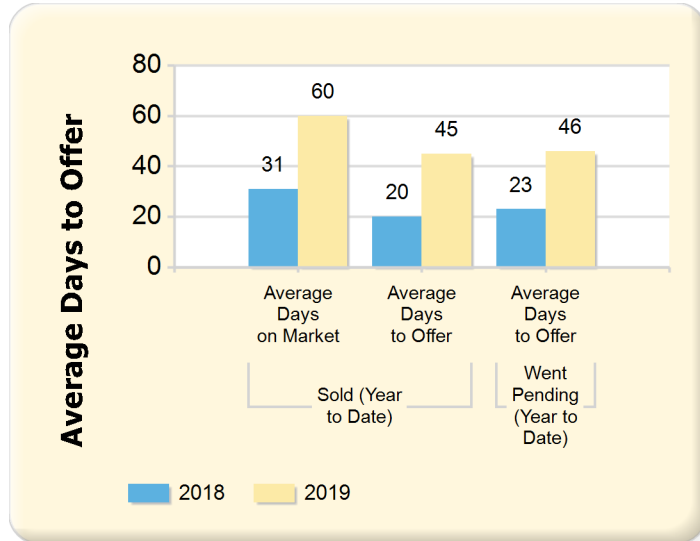
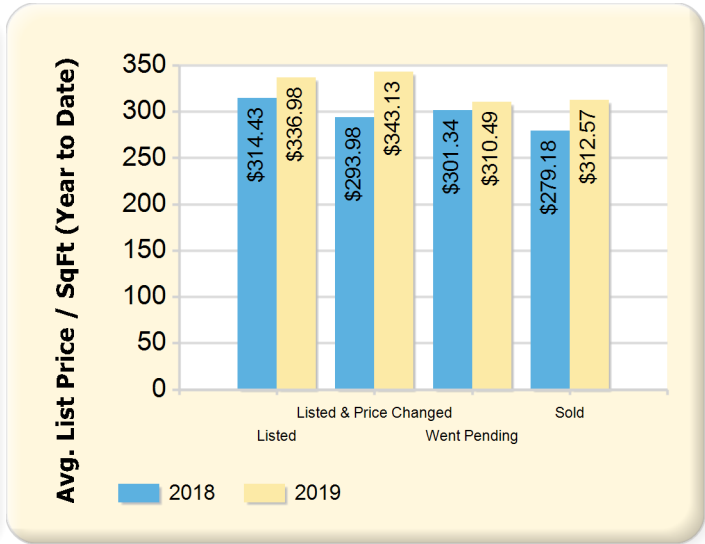
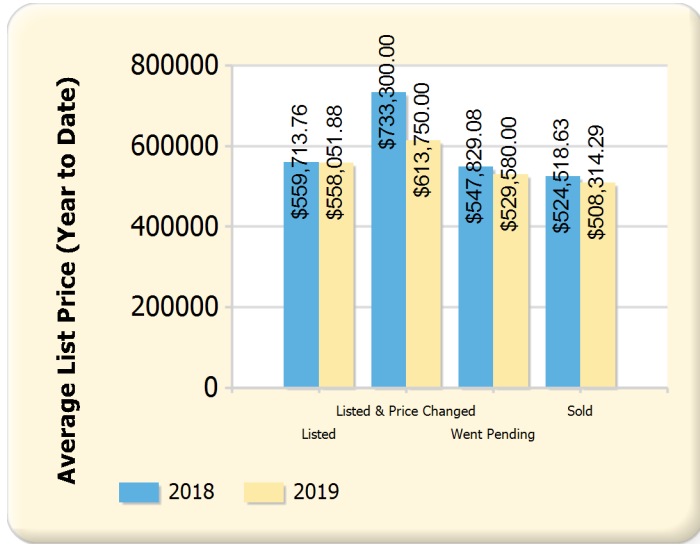
Listing Inventory on March 31	2018	2019	Var.	Var. %	Trend
Listing Units	5	4	-1	-20%	↓
Average Days on Market	41	47	6	14.63%	↑
Average List Price	\$924,740.00	\$718,499.50	-\$206,240.50	-22.30%	↓
Average List \$ / SqFt	\$305.72	\$279.91	-\$25.81	-8.44%	↓
Approximate Absorption Rate	60.00%	72.92%	12.92%	21.53%	↑
Approximate Months Supply of Inventory	1.67	1.37	-0.30	-17.96%	↓
Listed (Year to Date)	2018	2019	Var.	Var. %	Trend
Listing Units (Taken)	10	8	-2	-20%	↓
Average Original List Price	\$759,070.00	\$682,724.75	-\$76,345.25	-10.06%	↓
Average Original List \$ / SqFt	\$272.13	\$276.19	\$4.06	1.49%	↑
Went Pending (Year to Date)	2018	2019	Var.	Var. %	Trend
Listing Units (Went Pending)	8	6	-2	-25%	↓
Average List Price	\$591,737.50	\$577,966.67	-\$13,770.83	-2.33%	↓
Average List \$ / SqFt	\$211.10	\$240.55	\$29.45	13.95%	↑
Average Days to Offer	11	44	33	300%	↑
Listed & Price Changed (Year to Date)	2018	2019	Var.	Var. %	Trend
Listing Units (Price Changed)	1	2	1	100%	↑
Average Original List Price	\$625,000.00	\$549,950.00	-\$75,050.00	-12.01%	↓
Average Original List \$ / SqFt	\$259.77	\$314.66	\$54.89	21.13%	↑
Sold (Year to Date)	2018	2019	Var.	Var. %	Trend
Closed Units (Sold)	9	6	-3	-33.33%	↓
Average Days on Market	24	59	35	145.83%	↑
Average Days to Offer	16	45	29	181.25%	↑
Average Sale Price	\$596,277.78	\$531,666.67	-\$64,611.11	-10.84%	↓
Average Sale \$ / SqFt	\$220.08	\$257.74	\$37.66	17.11%	↑
Average List Price	\$611,077.78	\$550,633.33	-\$60,444.45	-9.89%	↓
Average List \$ / SqFt	\$226.20	\$267.15	\$40.95	18.10%	↑
Average Original List Price	\$614,966.67	\$568,983.33	-\$45,983.34	-7.48%	↓
Average Original List \$ / SqFt	\$228.69	\$274.63	\$45.94	20.09%	↑
Average Sale Price as % of List Price	97.83%	96.43%	-1.40%	-1.43%	↓
Average Sale Price as % of Original List Price	97.19%	93.58%	-3.61%	-3.71%	↓
Average Sale Price as % of Assessed Price	143.34%	117.93%	-25.41%	-17.73%	↓
Sold Units - Short Sale	0	0	0	0%	↔
Sold Units - Lender-Owned	0	0	0	0%	↔
12-Month Activity as of March 31	2018	2019	Var.	Var. %	Trend
Units Listed	49	48	-1	-2.04%	↓
Units Price Changed	9	13	4	44.44%	↑
Units Went Pending	39	40	1	2.56%	↑
Units Sold	36	35	-1	-2.78%	↓

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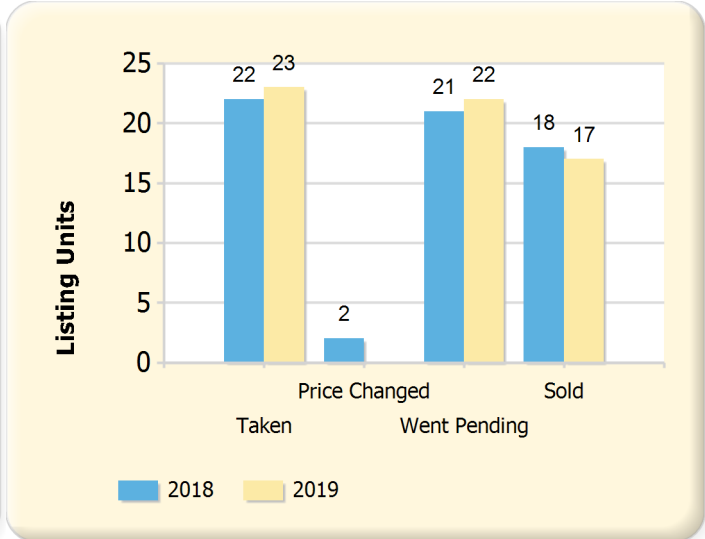
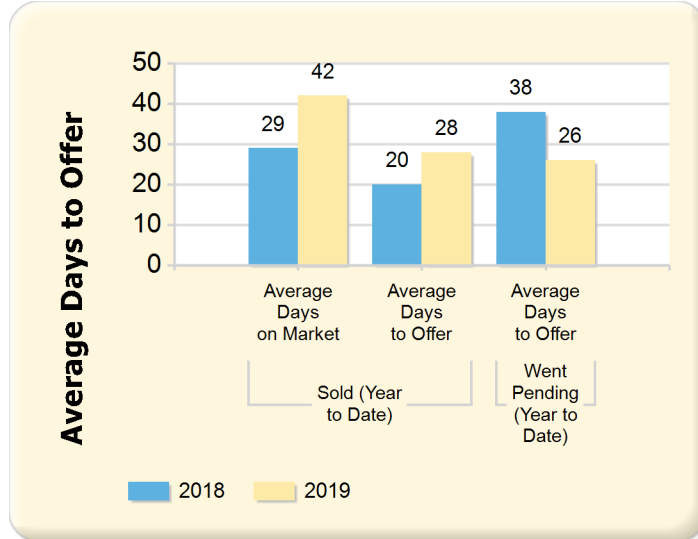
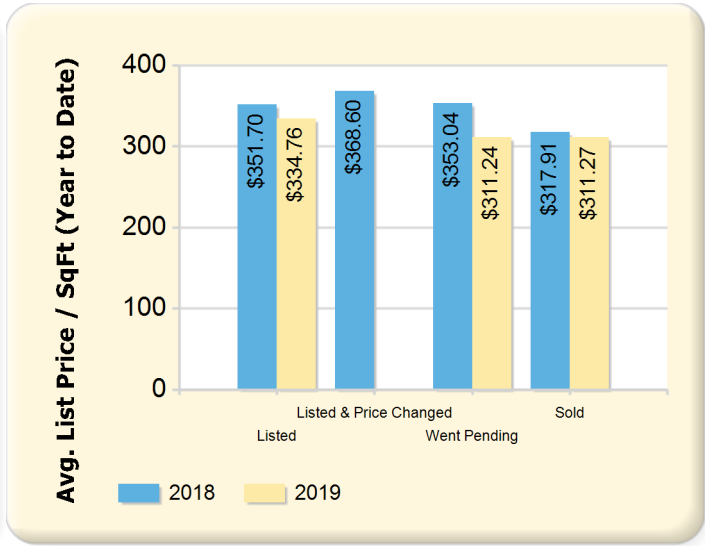
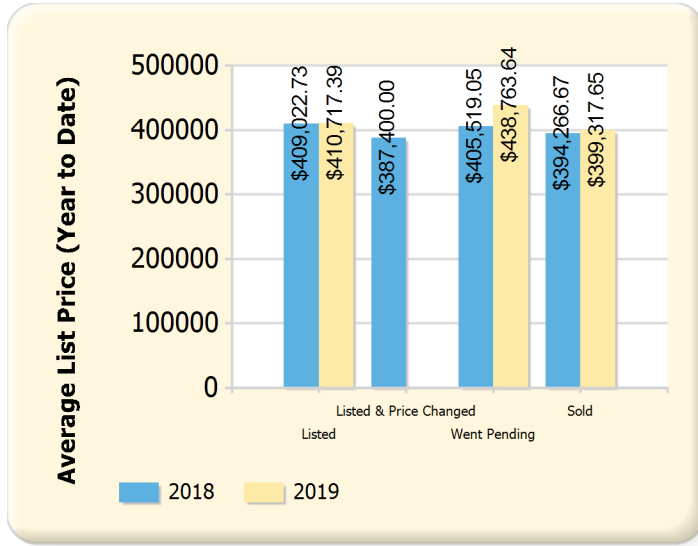


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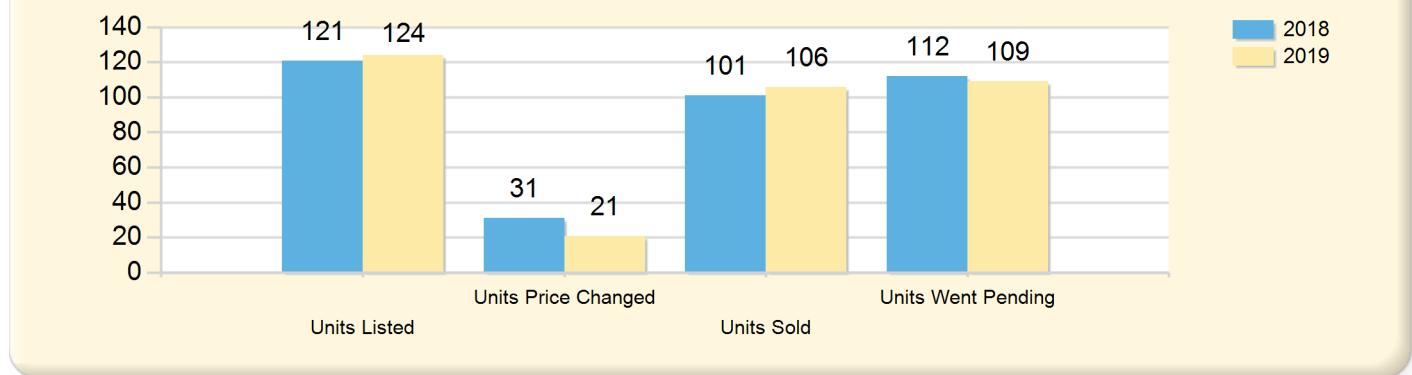
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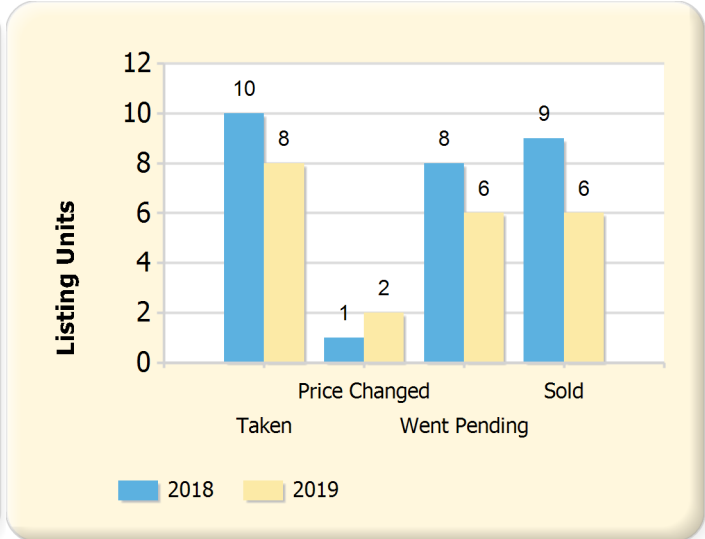
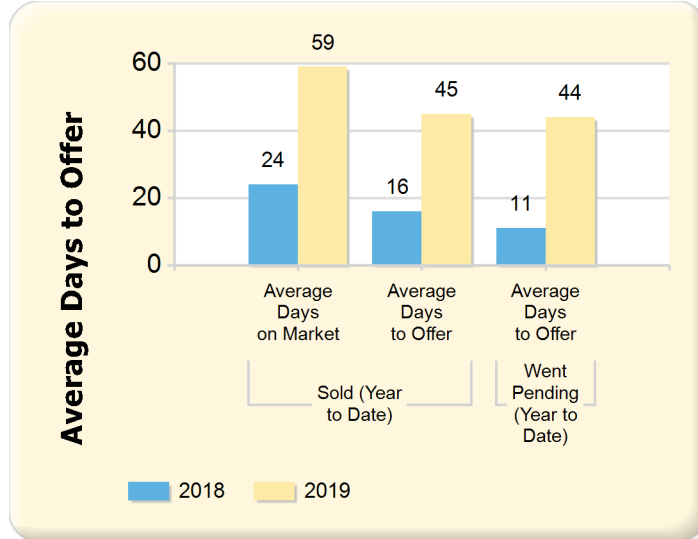
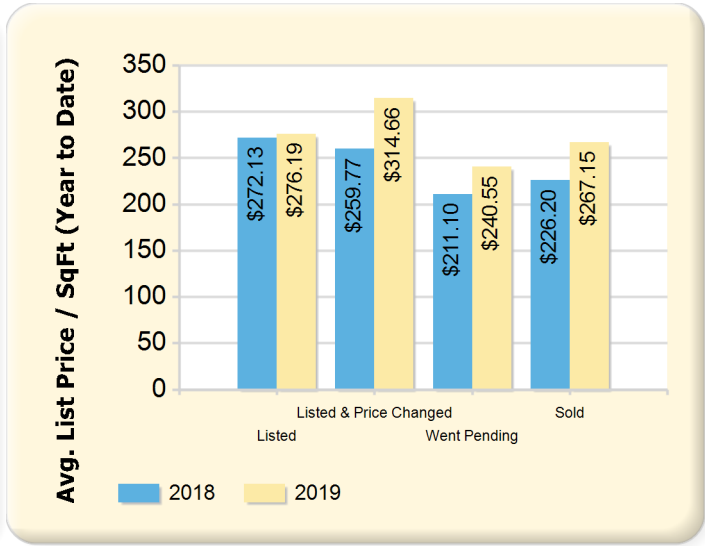
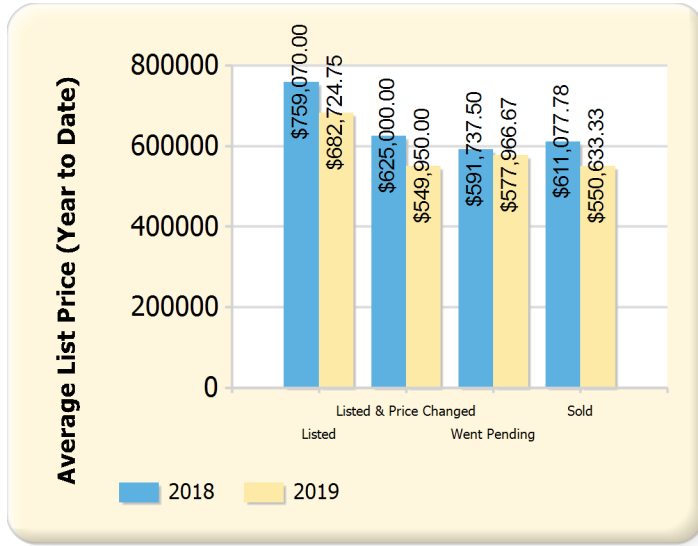


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12 Months Activity

