

Winthrop, MA Area Market Review

2025 vs. 2024 As of September 30, 2025

Prepared by James Polino on Thursday, December 18, 2025

Single Family

Listing Inventory on September 30	2024	2025	Var.	Var. %	Trend
Listing Units	10	17	7	70%	↑
Average Days on Market	42	39	-3	-7.14%	↓
Average List Price	\$820,169.90	\$858,267.59	\$38,097.69	4.65%	↑
Average List \$ / SqFt	\$421.98	\$442.90	\$20.92	4.96%	↑
Approximate Absorption Rate	47.50%	35.78%	-11.72%	-24.67%	↓
Approximate Months Supply of Inventory	2.11	2.79	0.68	32.23%	↑
Listed (Year to Date)	2024	2025	Var.	Var. %	Trend
Listing Units (Taken)	75	83	8	10.67%	↑
Average Original List Price	\$831,095.77	\$806,414.88	-\$24,680.89	-2.97%	↓
Average Original List \$ / SqFt	\$447.92	\$450.53	\$2.61	0.58%	↑
Went Pending (Year to Date)	2024	2025	Var.	Var. %	Trend
Listing Units (Went Pending)	60	60	0	0%	↔
Average List Price	\$791,643.07	\$768,531.27	-\$23,111.80	-2.92%	↓
Average List \$ / SqFt	\$441.16	\$433.73	-\$7.43	-1.68%	↓
Average Days to Offer	18	28	10	55.56%	↑
Listed & Price Changed (Year to Date)	2024	2025	Var.	Var. %	Trend
Listing Units (Price Changed)	22	27	5	22.73%	↑
Average Original List Price	\$879,972.73	\$816,718.52	-\$63,254.21	-7.19%	↓
Average Original List \$ / SqFt	\$480.11	\$454.80	-\$25.31	-5.27%	↓
Sold (Year to Date)	2024	2025	Var.	Var. %	Trend
Closed Units (Sold)	44	54	10	22.73%	↑
Average Days on Market	25	37	12	48%	↑
Average Days to Offer	16	25	9	56.25%	↑
Average Sale Price	\$813,300.00	\$746,890.74	-\$66,409.26	-8.17%	↓
Average Sale \$ / SqFt	\$435.17	\$439.14	\$3.97	0.91%	↑
Average List Price	\$819,783.73	\$749,016.24	-\$70,767.49	-8.63%	↓
Average List \$ / SqFt	\$438.80	\$438.49	-\$0.31	-0.07%	↓
Average Original List Price	\$827,786.00	\$764,566.43	-\$63,219.57	-7.64%	↓
Average Original List \$ / SqFt	\$443.36	\$446.52	\$3.16	0.71%	↑
Average Sale Price as % of List Price	99.57%	100.06%	0.49%	0.49%	↑
Average Sale Price as % of Original List Price	98.64%	98.19%	-0.45%	-0.46%	↓
Sold Units - Short Sale	0	0	0	0%	↔
Sold Units - Lender-Owned	0	0	0	0%	↔
12-Month Activity as of September 30	2024	2025	Var.	Var. %	Trend
Units Listed	86	91	5	5.81%	↑
Units Price Changed	25	29	4	16%	↑
Units Went Pending	71	70	-1	-1.41%	↓
Units Sold	57	73	16	28.07%	↑

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Condominium

Listing Inventory on September 30	2024	2025	Var.	Var. %	Trend
Listing Units	9	31	22	244.44%	↑
Average Days on Market	61	68	7	11.48%	↑
Average List Price	\$601,199.89	\$599,309.81	-\$1,890.08	-0.31%	↓
Average List \$ / SqFt	\$495.41	\$541.82	\$46.41	9.37%	↑
Approximate Absorption Rate	61.11%	18.01%	-43.10%	-70.53%	↓
Approximate Months Supply of Inventory	1.64	5.55	3.91	238.41%	↑
Listed (Year to Date)	2024	2025	Var.	Var. %	Trend
Listing Units (Taken)	69	130	61	88.41%	↑
Average Original List Price	\$554,414.23	\$579,430.08	\$25,015.85	4.51%	↑
Average Original List \$ / SqFt	\$481.43	\$543.14	\$61.71	12.82%	↑
Went Pending (Year to Date)	2024	2025	Var.	Var. %	Trend
Listing Units (Went Pending)	52	71	19	36.54%	↑
Average List Price	\$516,740.15	\$543,528.08	\$26,787.93	5.18%	↑
Average List \$ / SqFt	\$460.20	\$500.88	\$40.68	8.84%	↑
Average Days to Offer	37	32	-5	-13.51%	↓
Listed & Price Changed (Year to Date)	2024	2025	Var.	Var. %	Trend
Listing Units (Price Changed)	22	39	17	77.27%	↑
Average Original List Price	\$596,144.91	\$592,892.21	-\$3,252.70	-0.55%	↓
Average Original List \$ / SqFt	\$521.13	\$545.47	\$24.34	4.67%	↑
Sold (Year to Date)	2024	2025	Var.	Var. %	Trend
Closed Units (Sold)	46	50	4	8.70%	↑
Average Days on Market	46	47	1	2.17%	↑
Average Days to Offer	36	33	-3	-8.33%	↓
Average Sale Price	\$509,489.13	\$548,090.72	\$38,601.59	7.58%	↑
Average Sale \$ / SqFt	\$450.10	\$477.59	\$27.49	6.11%	↑
Average List Price	\$513,365.07	\$553,221.94	\$39,856.87	7.76%	↑
Average List \$ / SqFt	\$451.83	\$482.44	\$30.61	6.77%	↑
Average Original List Price	\$521,343.35	\$557,853.94	\$36,510.59	7%	↑
Average Original List \$ / SqFt	\$458.73	\$486.71	\$27.98	6.10%	↑
Average Sale Price as % of List Price	99.79%	99.14%	-0.65%	-0.65%	↓
Average Sale Price as % of Original List Price	98.56%	98.39%	-0.17%	-0.17%	↓
Sold Units - Short Sale	0	0	0	0%	↔
Sold Units - Lender-Owned	0	0	0	0%	↔
12-Month Activity as of September 30	2024	2025	Var.	Var. %	Trend
Units Listed	89	157	68	76.40%	↑
Units Price Changed	25	44	19	76%	↑
Units Went Pending	70	81	11	15.71%	↑
Units Sold	66	67	1	1.52%	↑

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Multi Family

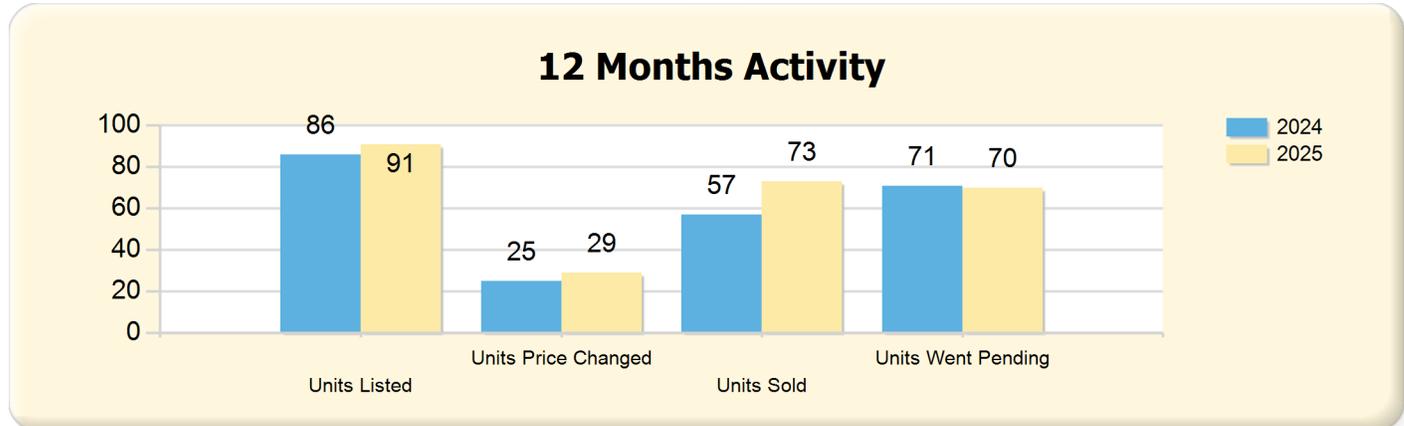
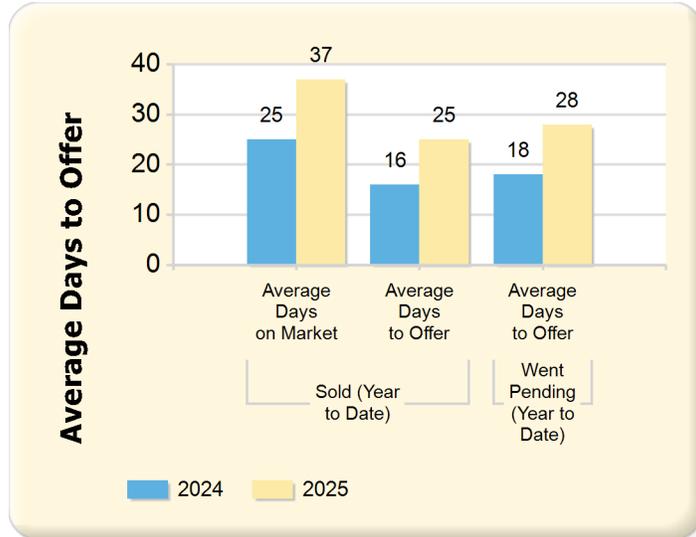
Listing Inventory on September 30	2024	2025	Var.	Var. %	Trend
Listing Units	1	6	5	500%	↑
Average Days on Market	20	53	33	165%	↑
Average List Price	\$885,000.00	\$1,282,333.17	\$397,333.17	44.90%	↑
Average List \$ / SqFt	\$400.09	\$479.04	\$78.95	19.73%	↑
Approximate Absorption Rate	216.67%	48.61%	-168.06%	-77.56%	↓
Approximate Months Supply of Inventory	0.46	2.06	1.60	347.83%	↑
Listed (Year to Date)	2024	2025	Var.	Var. %	Trend
Listing Units (Taken)	28	39	11	39.29%	↑
Average Original List Price	\$1,101,164.25	\$1,401,510.23	\$300,345.98	27.28%	↑
Average Original List \$ / SqFt	\$345.11	\$515.74	\$170.63	49.44%	↑
Went Pending (Year to Date)	2024	2025	Var.	Var. %	Trend
Listing Units (Went Pending)	24	29	5	20.83%	↑
Average List Price	\$1,055,149.96	\$1,025,451.52	-\$29,698.44	-2.81%	↓
Average List \$ / SqFt	\$321.68	\$350.25	\$28.57	8.88%	↑
Average Days to Offer	23	22	-1	-4.35%	↓
Listed & Price Changed (Year to Date)	2024	2025	Var.	Var. %	Trend
Listing Units (Price Changed)	4	8	4	100%	↑
Average Original List Price	\$943,475.00	\$2,766,224.88	\$1,822,749.88	193.20%	↑
Average Original List \$ / SqFt	\$338.84	\$1,086.22	\$747.38	220.57%	↑
Sold (Year to Date)	2024	2025	Var.	Var. %	Trend
Closed Units (Sold)	21	28	7	33.33%	↑
Average Days on Market	36	28	-8	-22.22%	↓
Average Days to Offer	24	22	-2	-8.33%	↓
Average Sale Price	\$1,031,904.76	\$1,028,099.57	-\$3,805.19	-0.37%	↓
Average Sale \$ / SqFt	\$321.89	\$350.73	\$28.84	8.96%	↑
Average List Price	\$1,086,557.10	\$1,029,039.07	-\$57,518.03	-5.29%	↓
Average List \$ / SqFt	\$340.74	\$350.91	\$10.17	2.98%	↑
Average Original List Price	\$1,088,990.43	\$1,042,078.54	-\$46,911.89	-4.31%	↓
Average Original List \$ / SqFt	\$341.32	\$354.61	\$13.29	3.89%	↑
Average Sale Price as % of List Price	95.69%	100.20%	4.51%	4.71%	↑
Average Sale Price as % of Original List Price	95.60%	99.32%	3.72%	3.89%	↑
Sold Units - Short Sale	0	0	0	0%	↔
Sold Units - Lender-Owned	1	0	-1	-100%	↓
12-Month Activity as of September 30	2024	2025	Var.	Var. %	Trend
Units Listed	35	48	13	37.14%	↑
Units Price Changed	7	11	4	57.14%	↑
Units Went Pending	28	33	5	17.86%	↑
Units Sold	26	35	9	34.62%	↑

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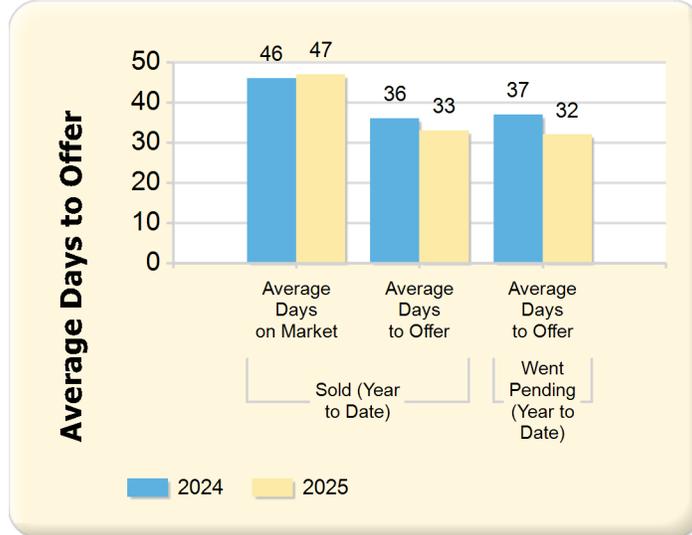


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