

Winthrop, MA Area Market Review

2026 vs. 2025 As of March 31, 2026

Prepared by James Polino on Monday, May 25, 2026

Single Family

Listing Inventory on March 31	2025	2026	Var.	Var. %	Trend
Listing Units	9	5	-4	-44.44%	↓
Average Days on Market	51	62	11	21.57%	↑
Average List Price	\$794,022.22	\$793,780.00	-\$242.22	-0.03%	↓
Average List \$ / SqFt	\$451.77	\$371.44	-\$80.33	-17.78%	↓
Approximate Absorption Rate	53.70%	136.67%	82.97%	154.51%	↑
Approximate Months Supply of Inventory	1.86	0.73	-1.13	-60.75%	↓
Listed (Year to Date)	2025	2026	Var.	Var. %	Trend
Listing Units (Taken)	19	8	-11	-57.89%	↓
Average Original List Price	\$725,494.74	\$837,737.38	\$112,242.64	15.47%	↑
Average Original List \$ / SqFt	\$471.86	\$346.79	-\$125.07	-26.51%	↓
Went Pending (Year to Date)	2025	2026	Var.	Var. %	Trend
Listing Units (Went Pending)	14	10	-4	-28.57%	↓
Average List Price	\$684,085.00	\$968,279.90	\$284,194.90	41.54%	↑
Average List \$ / SqFt	\$436.41	\$399.44	-\$36.97	-8.47%	↓
Average Days to Offer	28	84	56	200%	↑
Listed & Price Changed (Year to Date)	2025	2026	Var.	Var. %	Trend
Listing Units (Price Changed)	6	0	-6	-100%	↓
Average Original List Price	\$764,783.33	\$0.00	-\$764,783.33	-100%	↓
Average Original List \$ / SqFt	\$493.54	\$0.00	-\$493.54	-100%	↓
Sold (Year to Date)	2025	2026	Var.	Var. %	Trend
Closed Units (Sold)	5	9	4	80%	↑
Average Days on Market	60	58	-2	-3.33%	↓
Average Days to Offer	33	47	14	42.42%	↑
Average Sale Price	\$686,800.00	\$774,433.33	\$87,633.33	12.76%	↑
Average Sale \$ / SqFt	\$417.72	\$362.69	-\$55.03	-13.17%	↓
Average List Price	\$696,780.00	\$765,977.78	\$69,197.78	9.93%	↑
Average List \$ / SqFt	\$421.80	\$358.28	-\$63.52	-15.06%	↓
Average Original List Price	\$718,940.00	\$783,744.44	\$64,804.44	9.01%	↑
Average Original List \$ / SqFt	\$433.41	\$365.98	-\$67.43	-15.56%	↓
Average Sale Price as % of List Price	98.97%	101.22%	2.25%	2.27%	↑
Average Sale Price as % of Original List Price	96.40%	99.22%	2.82%	2.93%	↑
Sold Units - Short Sale	0	0	0	0%	↔
Sold Units - Lender-Owned	0	0	0	0%	↔
12-Month Activity as of March 31	2025	2026	Var.	Var. %	Trend
Units Listed	83	89	6	7.23%	↑
Units Price Changed	31	30	-1	-3.23%	↓
Units Went Pending	66	79	13	19.70%	↑
Units Sold	58	82	24	41.38%	↑

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Condominium

Listing Inventory on March 31	2025	2026	Var.	Var. %	Trend
Listing Units	19	24	5	26.32%	↑
Average Days on Market	86	81	-5	-5.81%	↓
Average List Price	\$636,299.89	\$610,610.38	-\$25,689.51	-4.04%	↓
Average List \$ / SqFt	\$517.49	\$572.91	\$55.42	10.71%	↑
Approximate Absorption Rate	27.19%	27.78%	0.59%	2.17%	↑
Approximate Months Supply of Inventory	3.68	3.60	-0.08	-2.17%	↓
Listed (Year to Date)	2025	2026	Var.	Var. %	Trend
Listing Units (Taken)	32	41	9	28.13%	↑
Average Original List Price	\$629,506.16	\$541,427.39	-\$88,078.77	-13.99%	↓
Average Original List \$ / SqFt	\$509.73	\$585.03	\$75.30	14.77%	↑
Went Pending (Year to Date)	2025	2026	Var.	Var. %	Trend
Listing Units (Went Pending)	16	29	13	81.25%	↑
Average List Price	\$562,837.44	\$515,806.31	-\$47,031.13	-8.36%	↓
Average List \$ / SqFt	\$460.35	\$549.51	\$89.16	19.37%	↑
Average Days to Offer	25	48	23	92%	↑
Listed & Price Changed (Year to Date)	2025	2026	Var.	Var. %	Trend
Listing Units (Price Changed)	6	9	3	50%	↑
Average Original List Price	\$644,816.50	\$594,844.44	-\$49,972.06	-7.75%	↓
Average Original List \$ / SqFt	\$589.46	\$554.32	-\$35.14	-5.96%	↓
Sold (Year to Date)	2025	2026	Var.	Var. %	Trend
Closed Units (Sold)	7	18	11	157.14%	↑
Average Days on Market	30	84	54	180%	↑
Average Days to Offer	18	55	37	205.56%	↑
Average Sale Price	\$539,142.86	\$524,972.17	-\$14,170.69	-2.63%	↓
Average Sale \$ / SqFt	\$456.27	\$479.57	\$23.30	5.11%	↑
Average List Price	\$546,842.86	\$533,133.00	-\$13,709.86	-2.51%	↓
Average List \$ / SqFt	\$462.90	\$486.17	\$23.27	5.03%	↑
Average Original List Price	\$546,128.57	\$546,460.78	\$332.21	0.06%	↑
Average Original List \$ / SqFt	\$461.99	\$498.01	\$36.02	7.80%	↑
Average Sale Price as % of List Price	98.60%	98.72%	0.12%	0.12%	↑
Average Sale Price as % of Original List Price	98.82%	96.42%	-2.40%	-2.43%	↓
Sold Units - Short Sale	0	0	0	0%	↔
Sold Units - Lender-Owned	0	1	1	0%	↑
12-Month Activity as of March 31	2025	2026	Var.	Var. %	Trend
Units Listed	102	171	69	67.65%	↑
Units Price Changed	28	52	24	85.71%	↑
Units Went Pending	62	100	38	61.29%	↑
Units Sold	62	80	18	29.03%	↑

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Multi Family

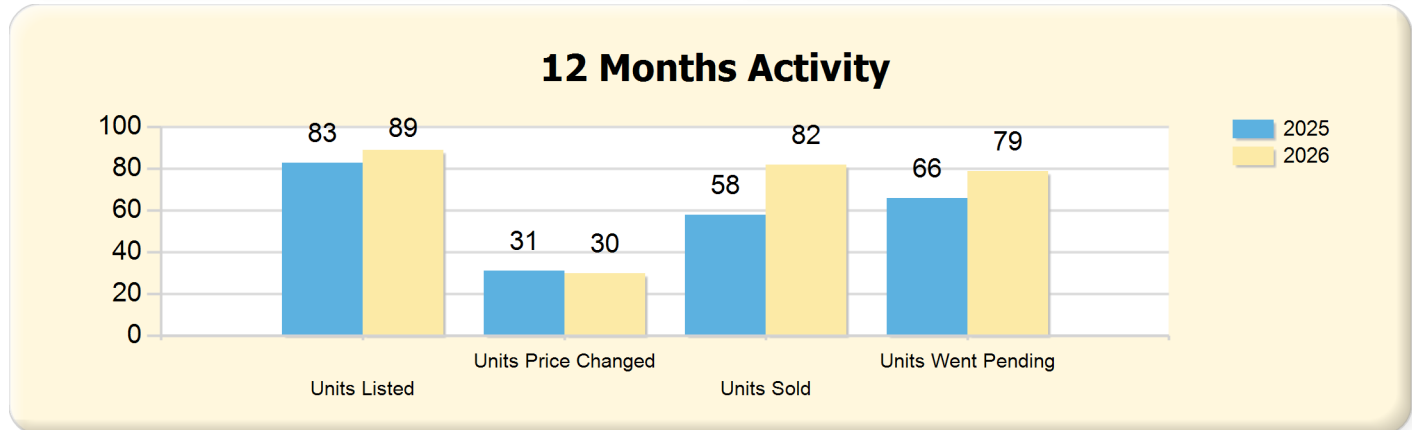
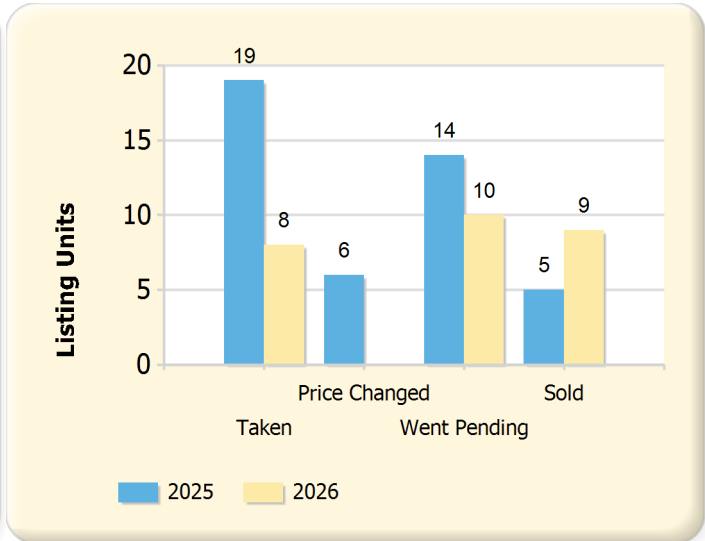
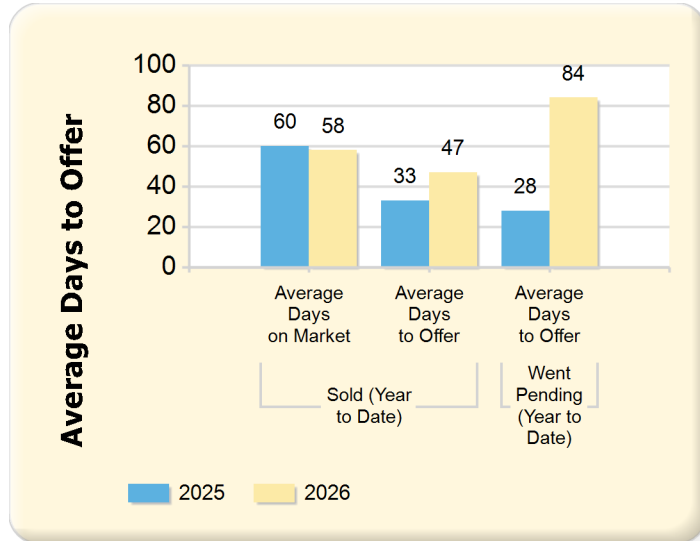
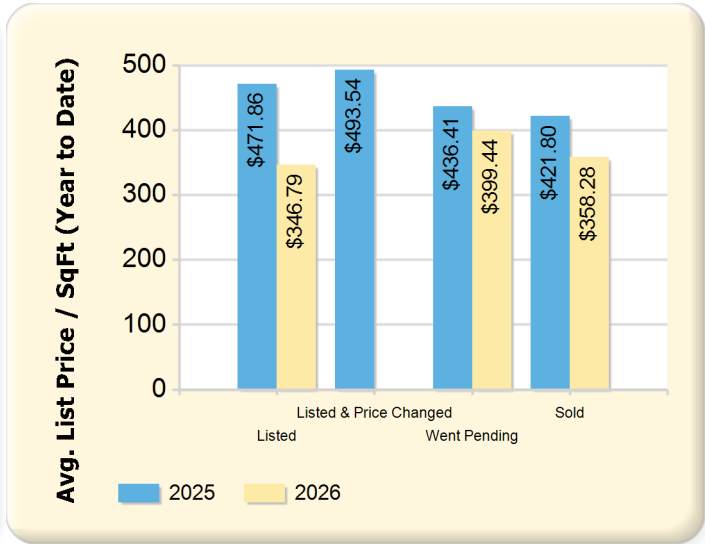
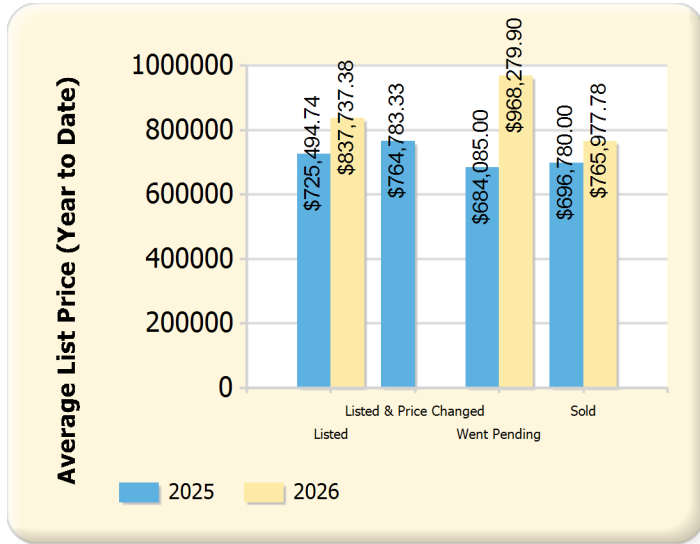
Listing Inventory on March 31	2025	2026	Var.	Var. %	Trend
Listing Units	5	3	-2	-40%	↓
Average Days on Market	15	44	29	193.33%	↑
Average List Price	\$1,254,999.80	\$1,326,666.67	\$71,666.87	5.71%	↑
Average List \$ / SqFt	\$365.93	\$345.73	-\$20.20	-5.52%	↓
Approximate Absorption Rate	45.00%	100.00%	55%	122.22%	↑
Approximate Months Supply of Inventory	2.22	1.00	-1.22	-54.95%	↓
Listed (Year to Date)	2025	2026	Var.	Var. %	Trend
Listing Units (Taken)	8	10	2	25%	↑
Average Original List Price	\$1,182,337.38	\$1,183,997.40	\$1,660.02	0.14%	↑
Average Original List \$ / SqFt	\$338.93	\$341.59	\$2.66	0.78%	↑
Went Pending (Year to Date)	2025	2026	Var.	Var. %	Trend
Listing Units (Went Pending)	5	10	5	100%	↑
Average List Price	\$1,050,360.00	\$1,215,970.00	\$165,610.00	15.77%	↑
Average List \$ / SqFt	\$344.71	\$354.89	\$10.18	2.95%	↑
Average Days to Offer	26	53	27	103.85%	↑
Listed & Price Changed (Year to Date)	2025	2026	Var.	Var. %	Trend
Listing Units (Price Changed)	1	1	0	0%	↔
Average Original List Price	\$1,349,800.00	\$700,000.00	-\$649,800.00	-48.14%	↓
Average Original List \$ / SqFt	\$562.42	\$307.29	-\$255.13	-45.36%	↓
Sold (Year to Date)	2025	2026	Var.	Var. %	Trend
Closed Units (Sold)	4	6	2	50%	↑
Average Days on Market	26	71	45	173.08%	↑
Average Days to Offer	21	45	24	114.29%	↑
Average Sale Price	\$927,475.00	\$1,070,000.00	\$142,525.00	15.37%	↑
Average Sale \$ / SqFt	\$325.62	\$360.33	\$34.71	10.66%	↑
Average List Price	\$893,425.00	\$1,108,133.33	\$214,708.33	24.03%	↑
Average List \$ / SqFt	\$314.42	\$370.38	\$55.96	17.80%	↑
Average Original List Price	\$893,425.00	\$1,116,466.67	\$223,041.67	24.96%	↑
Average Original List \$ / SqFt	\$314.42	\$373.78	\$59.36	18.88%	↑
Average Sale Price as % of List Price	103.95%	96.65%	-7.30%	-7.02%	↓
Average Sale Price as % of Original List Price	103.95%	95.64%	-8.31%	-7.99%	↓
Sold Units - Short Sale	0	0	0	0%	↔
Sold Units - Lender-Owned	0	0	0	0%	↔
12-Month Activity as of March 31	2025	2026	Var.	Var. %	Trend
Units Listed	33	55	22	66.67%	↑
Units Price Changed	7	9	2	28.57%	↑
Units Went Pending	24	42	18	75%	↑
Units Sold	27	36	9	33.33%	↑

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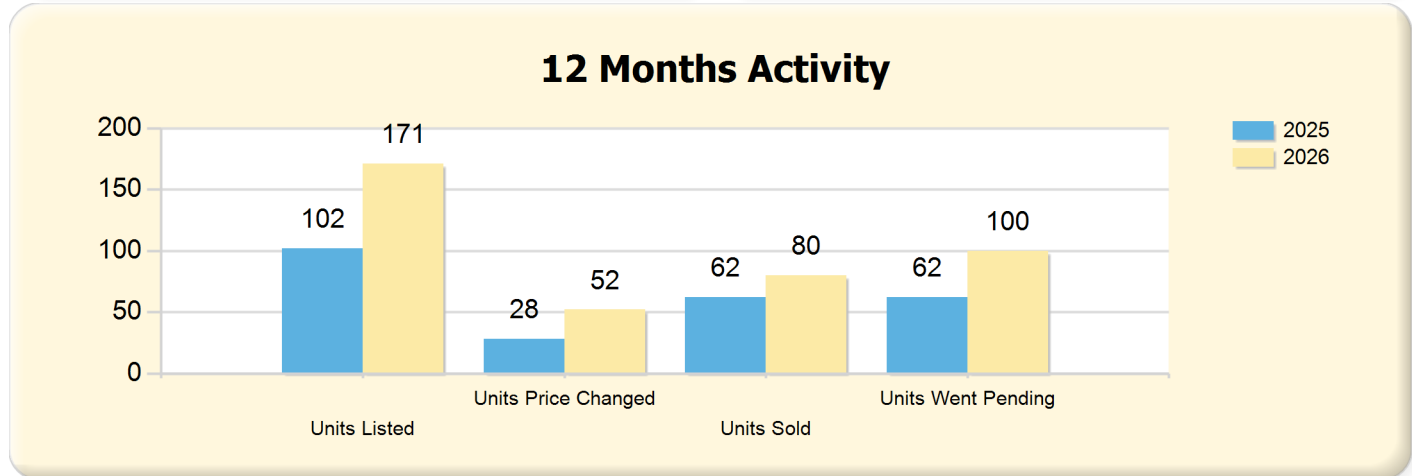
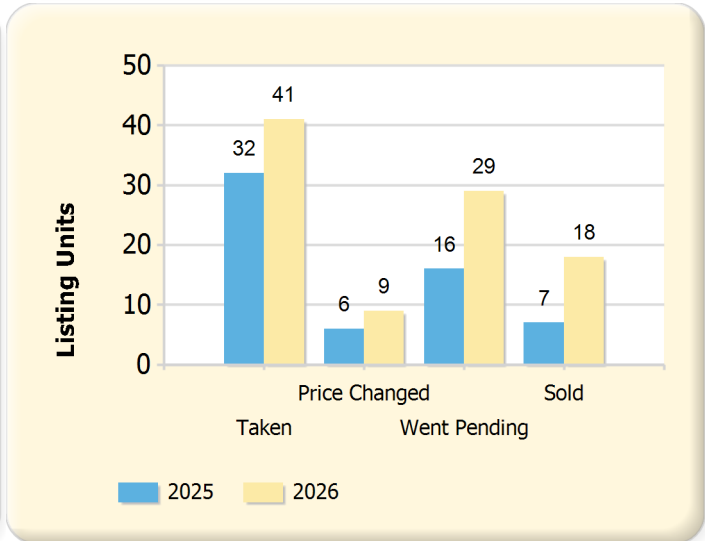
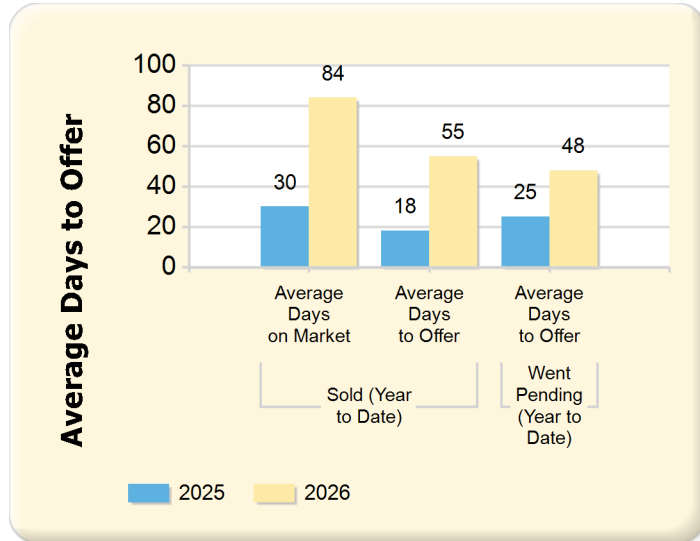
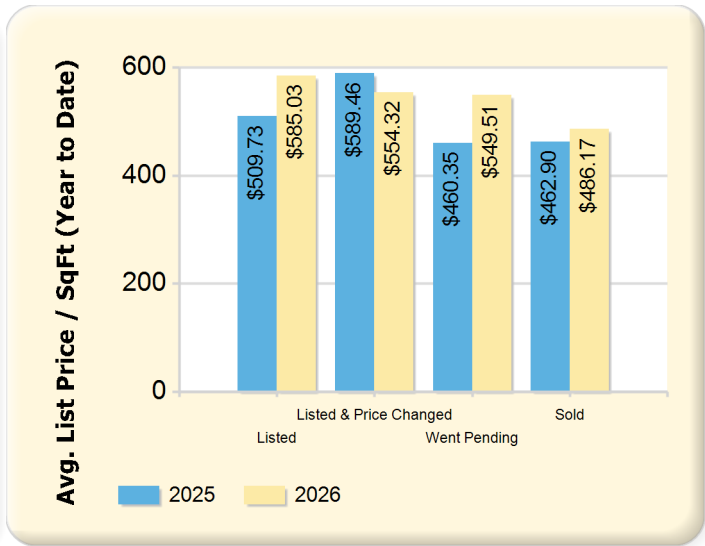
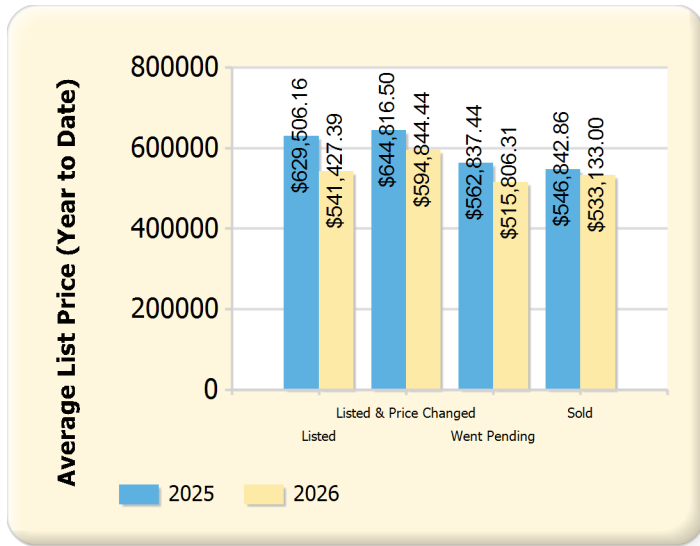


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Condominium



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