Winthrop, MA Area Market Review

2026 vs. 2025 As of September 30, 2026

Prepared by James Polino on Tuesday, November 24, 2026

Single Family

Listing Inventory on September 30	2025	2026	Var.	Var. %	Trend
Listing Units	17	20	3	17.65%	↑
Average Days on Market	39	66	27	69.23%	↑
Average List Price	$858,267.59	$914,909.95	$56,642.36	6.60%	↑
Average List $ / SqFt	$442.90	$483.75	$40.85	9.22%	↑
Approximate Absorption Rate	35.78%	25.00%	-10.78%	-30.13%	↓
Approximate Months Supply of Inventory	2.79	4.00	1.21	43.37%	↑

Listed (Year to Date)	2025	2026	Var.	Var. %	Trend
Listing Units (Taken)	83	61	-22	-26.51%	↓
Average Original List Price	$806,414.88	$932,775.39	$126,360.51	15.67%	↑
Average Original List $ / SqFt	$450.53	$454.73	$4.20	0.93%	↑

Went Pending (Year to Date)	2025	2026	Var.	Var. %	Trend
Listing Units (Went Pending)	60	41	-19	-31.67%	↓
Average List Price	$768,531.27	$889,917.02	$121,385.75	15.79%	↑
Average List $ / SqFt	$433.73	$429.01	-$4.72	-1.09%	↓
Average Days to Offer	28	45	17	60.71%	↑

Listed & Price Changed (Year to Date)	2025	2026	Var.	Var. %	Trend
Listing Units (Price Changed)	27	21	-6	-22.22%	↓
Average Original List Price	$816,718.52	$1,030,838.10	$214,119.58	26.22%	↑
Average Original List $ / SqFt	$454.80	$496.96	$42.16	9.27%	↑

Sold (Year to Date)	2025	2026	Var.	Var. %	Trend
Closed Units (Sold)	54	35	-19	-35.19%	↓
Average Days on Market	37	54	17	45.95%	↑
Average Days to Offer	25	43	18	72%	↑
Average Sale Price	$746,890.74	$883,960.00	$137,069.26	18.35%	↑
Average Sale $ / SqFt	$439.14	$401.62	-$37.52	-8.54%	↓
Average List Price	$749,016.24	$895,282.83	$146,266.59	19.53%	↑
Average List $ / SqFt	$438.49	$407.20	-$31.29	-7.14%	↓
Average Original List Price	$764,566.43	$907,882.83	$143,316.40	18.74%	↑
Average Original List $ / SqFt	$446.52	$412.69	-$33.83	-7.58%	↓
Average Sale Price as % of List Price	100.06%	99.17%	-0.89%	-0.89%	↓
Average Sale Price as % of Original List Price	98.19%	97.84%	-0.35%	-0.36%	↓
Sold Units - Short Sale	0	0	0	0%	↔
Sold Units - Lender-Owned	0	0	0	0%	↔

12-Month Activity as of September 30	2025	2026	Var.	Var. %	Trend
Units Listed	91	78	-13	-14.29%	↓
Units Price Changed	29	23	-6	-20.69%	↓
Units Went Pending	70	64	-6	-8.57%	↓
Units Sold	73	60	-13	-17.81%	↓

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Winthrop, MA Area Market Review

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Condominium

Listing Inventory on September 30	2025	2026	Var.	Var. %	Trend
Listing Units	31	51	20	64.52%	↑
Average Days on Market	68	56	-12	-17.65%	↓
Average List Price	$599,309.81	$576,119.31	-$23,190.50	-3.87%	↓
Average List $ / SqFt	$541.82	$537.53	-$4.29	-0.79%	↓
Approximate Absorption Rate	18.28%	15.36%	-2.92%	-15.97%	↓
Approximate Months Supply of Inventory	5.47	6.51	1.04	19.01%	↑
Listed (Year to Date)	**2025**	**2026**	**Var.**	**Var. %**	**Trend**
Listing Units (Taken)	130	169	39	30%	↑
Average Original List Price	$579,430.08	$566,052.06	-$13,378.02	-2.31%	↓
Average Original List $ / SqFt	$543.14	$553.76	$10.62	1.96%	↑
Went Pending (Year to Date)	**2025**	**2026**	**Var.**	**Var. %**	**Trend**
Listing Units (Went Pending)	71	81	10	14.08%	↑
Average List Price	$543,457.66	$531,274.73	-$12,182.93	-2.24%	↓
Average List $ / SqFt	$500.76	$507.25	$6.49	1.30%	↑
Average Days to Offer	32	43	11	34.38%	↑
Listed & Price Changed (Year to Date)	**2025**	**2026**	**Var.**	**Var. %**	**Trend**
Listing Units (Price Changed)	39	54	15	38.46%	↑
Average Original List Price	$592,892.21	$576,094.41	-$16,797.80	-2.83%	↓
Average Original List $ / SqFt	$545.47	$535.43	-$10.04	-1.84%	↓
Sold (Year to Date)	**2025**	**2026**	**Var.**	**Var. %**	**Trend**
Closed Units (Sold)	51	75	24	47.06%	↑
Average Days on Market	46	62	16	34.78%	↑
Average Days to Offer	33	38	5	15.15%	↑
Average Sale Price	$544,892.86	$520,571.67	-$24,321.19	-4.46%	↓
Average Sale $ / SqFt	$479.59	$514.48	$34.89	7.27%	↑
Average List Price	$550,217.57	$527,809.60	-$22,407.97	-4.07%	↓
Average List $ / SqFt	$484.79	$519.38	$34.59	7.14%	↑
Average Original List Price	$554,758.75	$536,114.97	-$18,643.78	-3.36%	↓
Average Original List $ / SqFt	$488.98	$527.41	$38.43	7.86%	↑
Average Sale Price as % of List Price	99.09%	99.04%	-0.05%	-0.05%	↓
Average Sale Price as % of Original List Price	98.35%	97.52%	-0.83%	-0.84%	↓
Sold Units - Short Sale	0	0	0	0%	↔
Sold Units - Lender-Owned	0	3	3	0%	↑
12-Month Activity as of September 30	**2025**	**2026**	**Var.**	**Var. %**	**Trend**
Units Listed	157	202	45	28.66%	↑
Units Price Changed	44	63	19	43.18%	↑
Units Went Pending	81	97	16	19.75%	↑
Units Sold	68	94	26	38.24%	↑

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Winthrop, MA Area Market Review

2026 vs. 2025 As of September 30, 2026

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Multi Family

Listing Inventory on September 30	2025	2026	Var.	Var. %	Trend
Listing Units	6	9	3	50%	↑
Average Days on Market	53	71	18	33.96%	↑
Average List Price	$1,282,333.17	$1,102,074.89	-$180,258.28	-14.06%	↓
Average List $ / SqFt	$479.04	$328.18	-$150.86	-31.49%	↓
Approximate Absorption Rate	48.61%	32.41%	-16.20%	-33.33%	↓
Approximate Months Supply of Inventory	2.06	3.09	1.03	50%	↑
Listed (Year to Date)	**2025**	**2026**	**Var.**	**Var. %**	**Trend**
Listing Units (Taken)	39	36	-3	-7.69%	↓
Average Original List Price	$1,401,510.23	$1,267,193.33	-$134,316.90	-9.58%	↓
Average Original List $ / SqFt	$515.74	$363.18	-$152.56	-29.58%	↓
Went Pending (Year to Date)	**2025**	**2026**	**Var.**	**Var. %**	**Trend**
Listing Units (Went Pending)	29	27	-2	-6.90%	↓
Average List Price	$1,025,451.52	$1,099,069.41	$73,617.89	7.18%	↑
Average List $ / SqFt	$350.25	$346.02	-$4.23	-1.21%	↓
Average Days to Offer	22	39	17	77.27%	↑
Listed & Price Changed (Year to Date)	**2025**	**2026**	**Var.**	**Var. %**	**Trend**
Listing Units (Price Changed)	8	11	3	37.50%	↑
Average Original List Price	$2,766,224.88	$1,120,707.82	-$1,645,517.06	-59.49%	↓
Average Original List $ / SqFt	$1,086.22	$384.64	-$701.58	-64.59%	↓
Sold (Year to Date)	**2025**	**2026**	**Var.**	**Var. %**	**Trend**
Closed Units (Sold)	28	26	-2	-7.14%	↓
Average Days on Market	28	55	27	96.43%	↑
Average Days to Offer	22	35	13	59.09%	↑
Average Sale Price	$1,028,099.57	$1,076,861.54	$48,761.97	4.74%	↑
Average Sale $ / SqFt	$350.73	$344.02	-$6.71	-1.91%	↓
Average List Price	$1,029,039.07	$1,091,922.08	$62,883.01	6.11%	↑
Average List $ / SqFt	$350.91	$347.52	-$3.39	-0.97%	↓
Average Original List Price	$1,042,078.54	$1,103,499.00	$61,420.46	5.89%	↑
Average Original List $ / SqFt	$354.61	$351.62	-$2.99	-0.84%	↓
Average Sale Price as % of List Price	100.20%	99.01%	-1.19%	-1.19%	↓
Average Sale Price as % of Original List Price	99.32%	97.97%	-1.35%	-1.36%	↓
Sold Units - Short Sale	0	0	0	0%	↔
Sold Units - Lender-Owned	0	0	0	0%	↔
12-Month Activity as of September 30	**2025**	**2026**	**Var.**	**Var. %**	**Trend**
Units Listed	48	50	2	4.17%	↑
Units Price Changed	11	14	3	27.27%	↑
Units Went Pending	33	35	2	6.06%	↑
Units Sold	35	35	0	0%	↔

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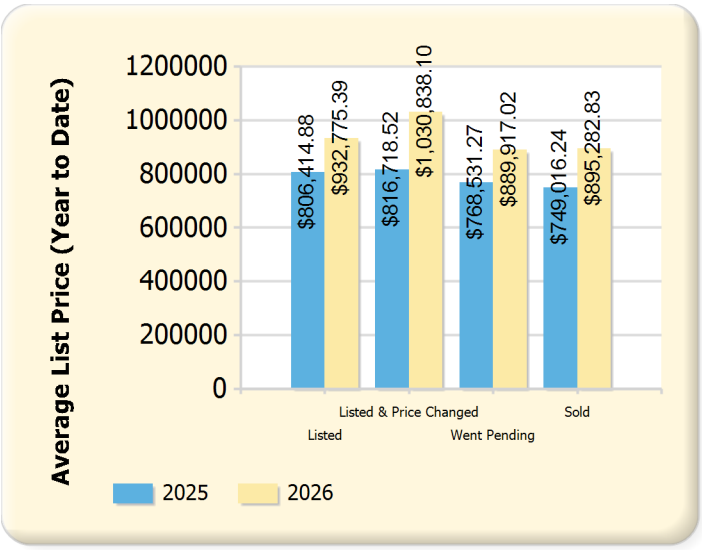
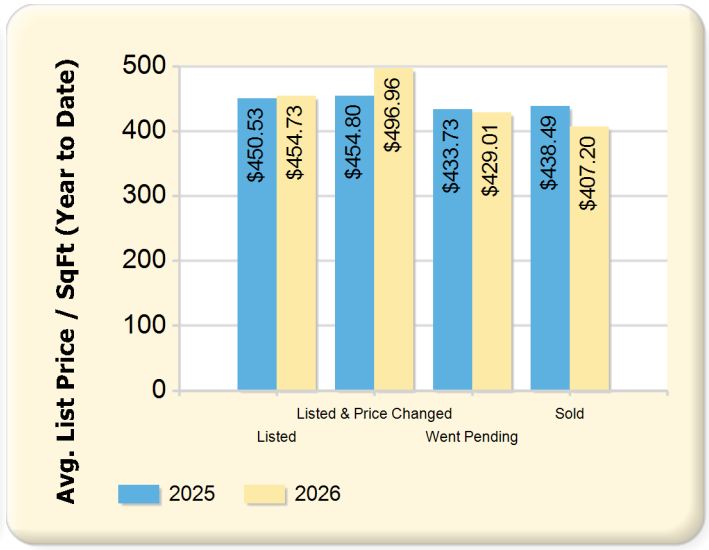
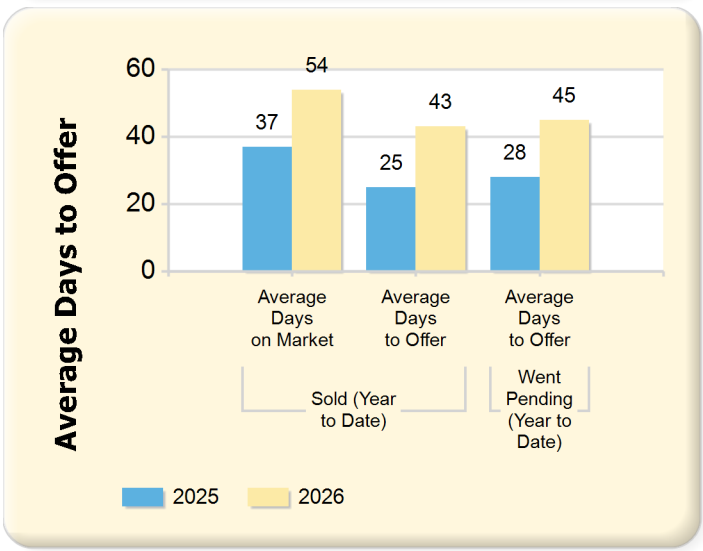
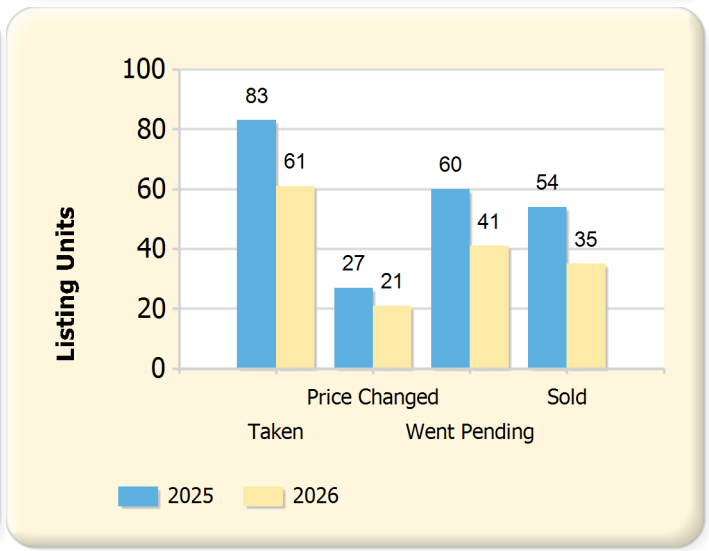
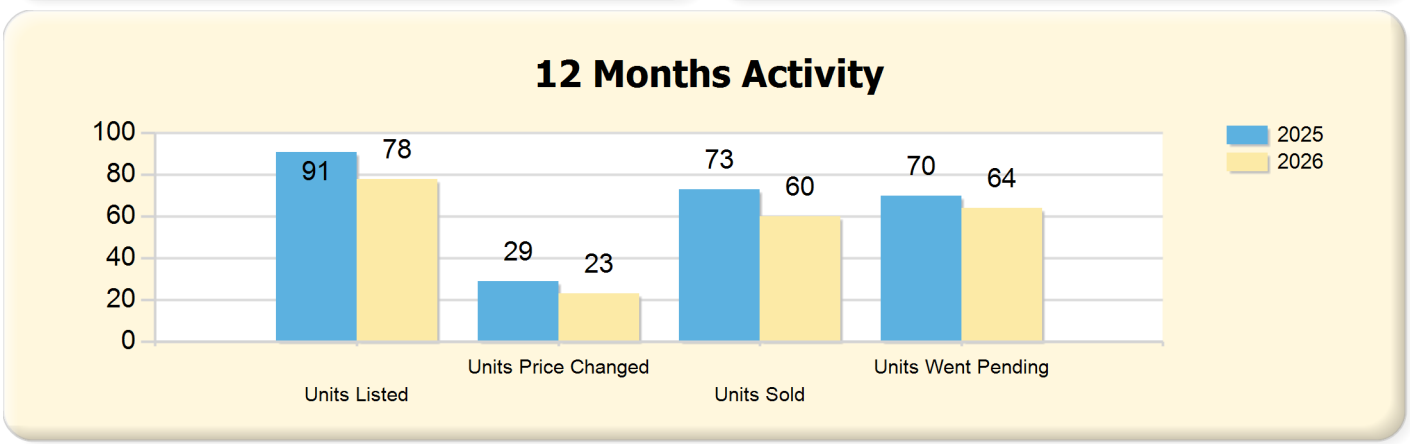
Single Family











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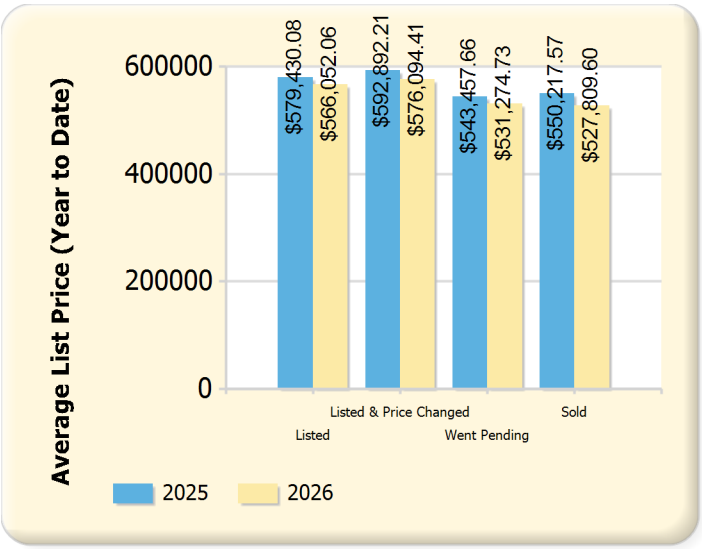

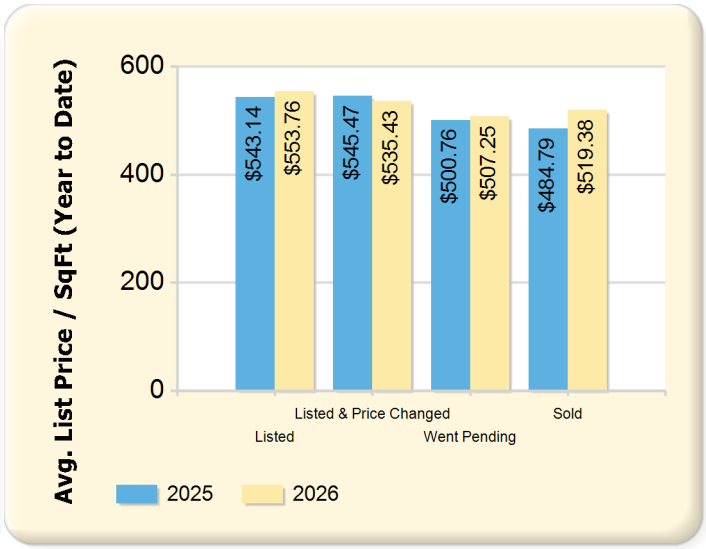

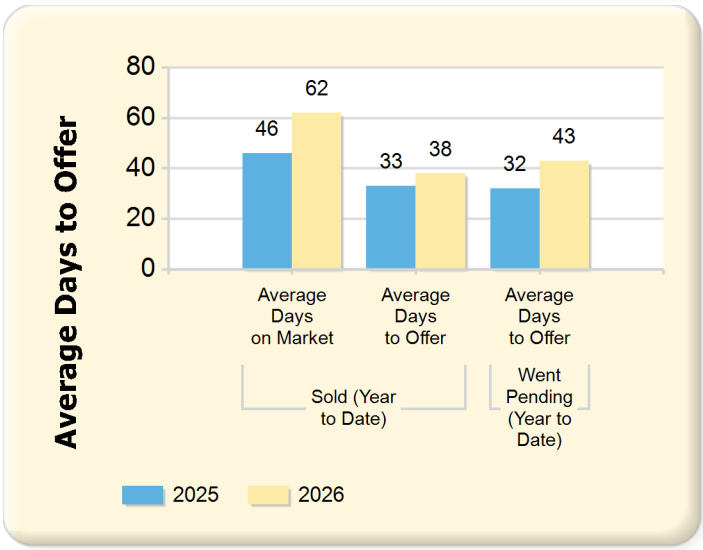

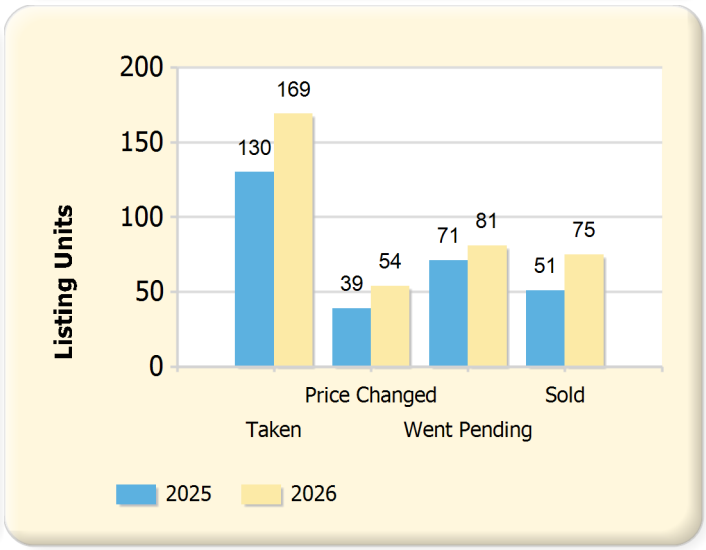

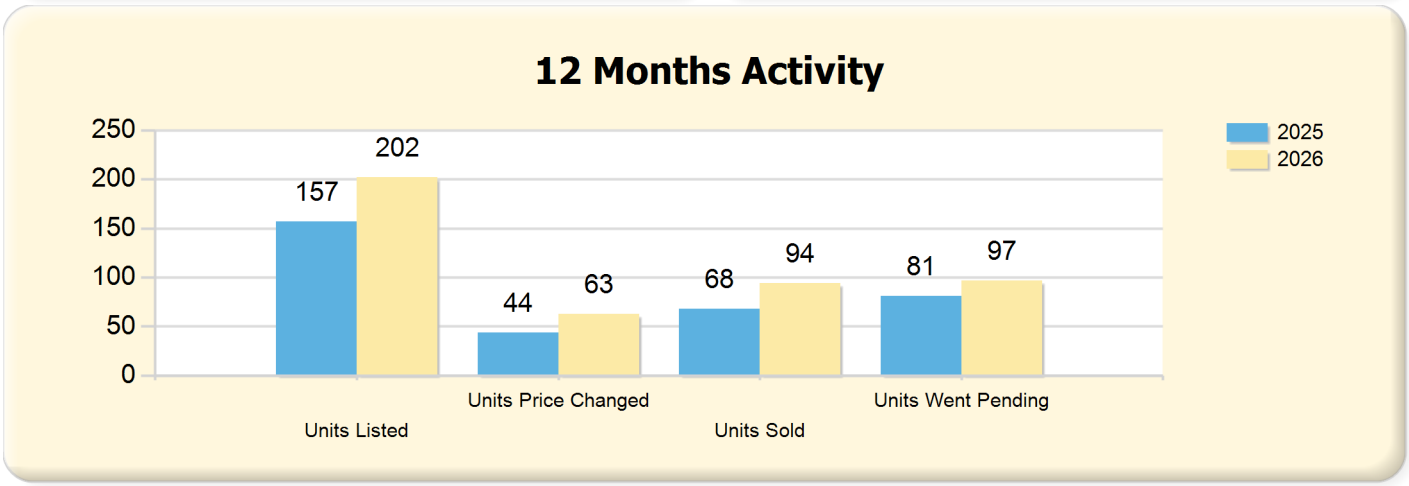

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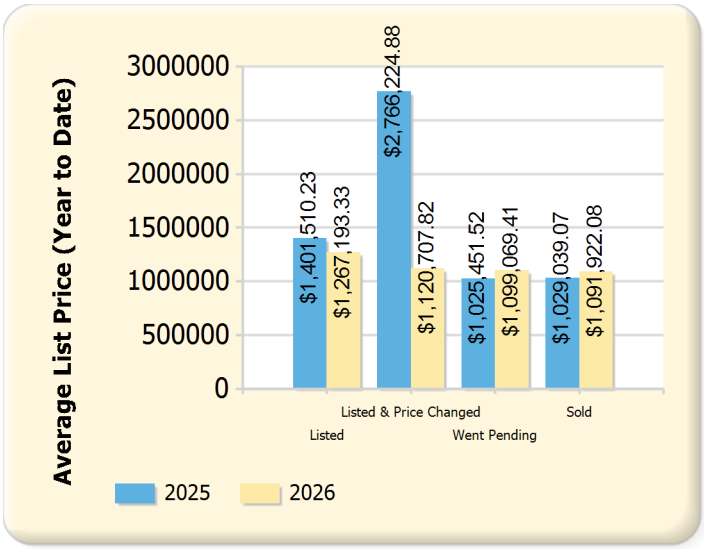

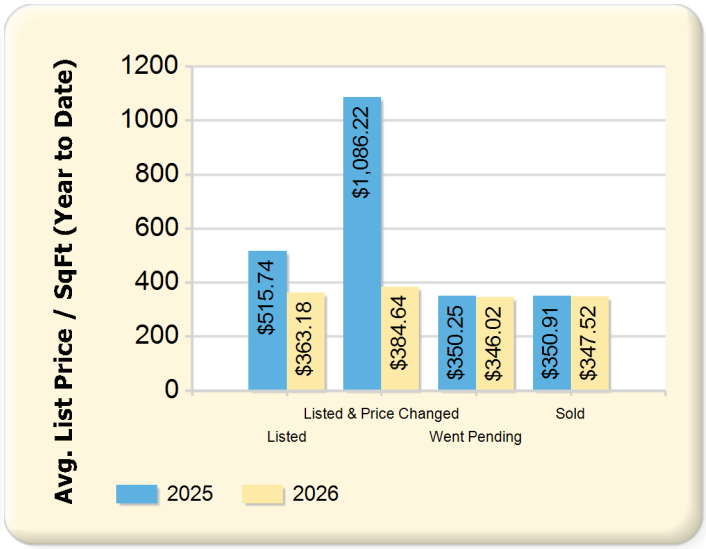

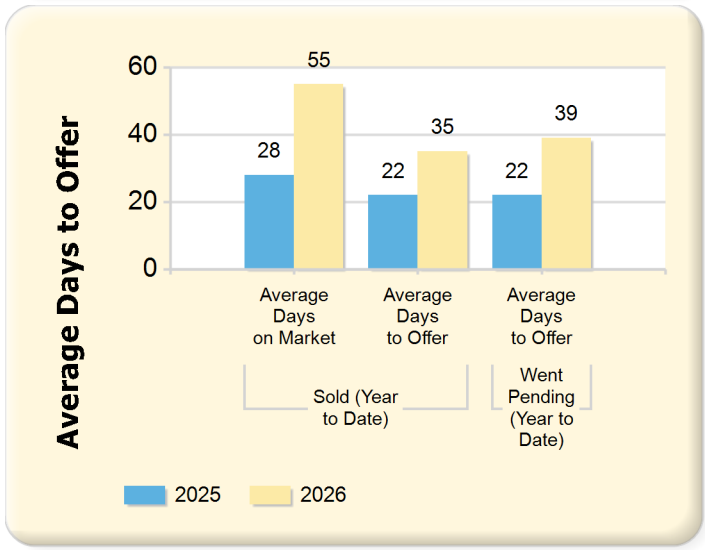

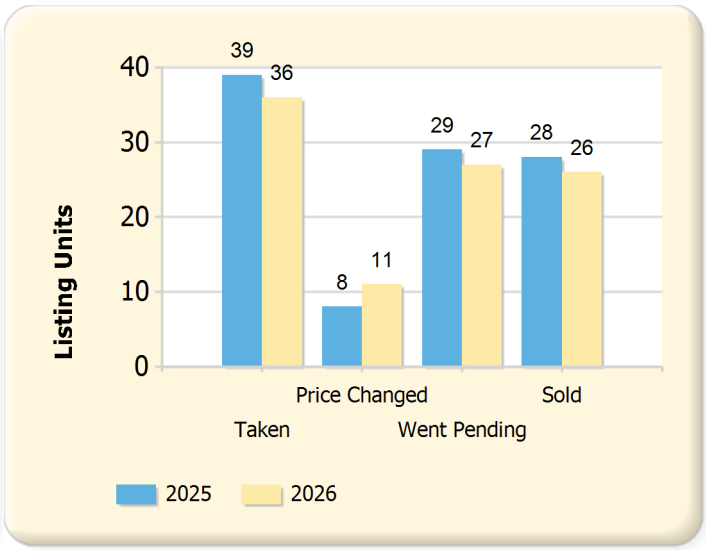

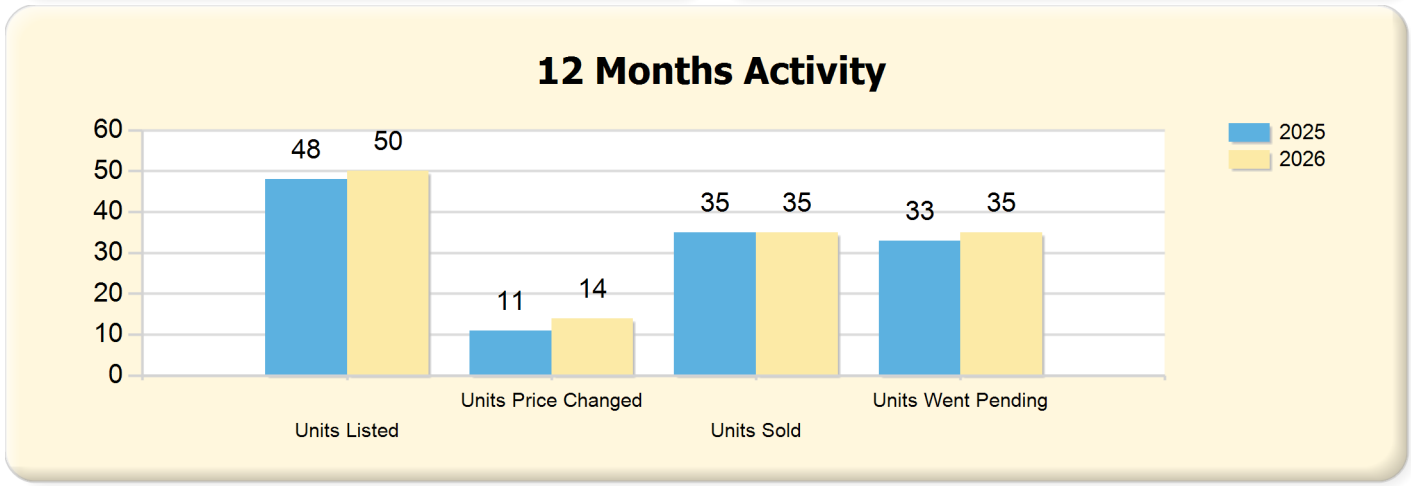

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