

# Winthrop, MA Area Market Review

2025 vs. 2024 As of June 30, 2025

Prepared by James Polino on Saturday, September 20, 2025

## Single Family

Listing Inventory on June 30	2024	2025	Var.	Var. %	Trend
Listing Units	12	16	4	33.33%	↑
Average Days on Market	33	44	11	33.33%	↑
Average List Price	\$1,003,641.67	\$768,274.25	-\$235,367.42	-23.45%	↓
Average List \$ / SqFt	\$481.14	\$451.03	-\$30.11	-6.26%	↓
Approximate Absorption Rate	38.89%	31.25%	-7.64%	-19.65%	↓
Approximate Months Supply of Inventory	2.57	3.20	0.63	24.51%	↑
Listed (Year to Date)	2024	2025	Var.	Var. %	Trend
Listing Units (Taken)	44	56	12	27.27%	↑
Average Original List Price	\$867,229.20	\$780,419.41	-\$86,809.79	-10.01%	↓
Average Original List \$ / SqFt	\$453.54	\$456.92	\$3.38	0.75%	↑
Went Pending (Year to Date)	2024	2025	Var.	Var. %	Trend
Listing Units (Went Pending)	32	38	6	18.75%	↑
Average List Price	\$796,940.16	\$757,704.97	-\$39,235.19	-4.92%	↓
Average List \$ / SqFt	\$437.81	\$432.97	-\$4.84	-1.11%	↓
Average Days to Offer	12	24	12	100%	↑
Listed & Price Changed (Year to Date)	2024	2025	Var.	Var. %	Trend
Listing Units (Price Changed)	10	16	6	60%	↑
Average Original List Price	\$923,870.00	\$812,181.25	-\$111,688.75	-12.09%	↓
Average Original List \$ / SqFt	\$450.40	\$449.62	-\$0.78	-0.17%	↓
Sold (Year to Date)	2024	2025	Var.	Var. %	Trend
Closed Units (Sold)	28	26	-2	-7.14%	↓
Average Days on Market	22	34	12	54.55%	↑
Average Days to Offer	12	22	10	83.33%	↑
Average Sale Price	\$785,546.43	\$685,811.54	-\$99,734.89	-12.70%	↓
Average Sale \$ / SqFt	\$419.42	\$455.56	\$36.14	8.62%	↑
Average List Price	\$778,457.11	\$682,788.08	-\$95,669.03	-12.29%	↓
Average List \$ / SqFt	\$416.27	\$452.38	\$36.11	8.67%	↑
Average Original List Price	\$781,139.25	\$698,207.69	-\$82,931.56	-10.62%	↓
Average Original List \$ / SqFt	\$417.70	\$459.87	\$42.17	10.10%	↑
Average Sale Price as % of List Price	100.61%	100.70%	0.09%	0.09%	↑
Average Sale Price as % of Original List Price	100.25%	98.92%	-1.33%	-1.33%	↓
Sold Units - Short Sale	0	0	0	0%	↔
Sold Units - Lender-Owned	0	0	0	0%	↔
12-Month Activity as of June 30	2024	2025	Var.	Var. %	Trend
Units Listed	72	95	23	31.94%	↑
Units Price Changed	18	32	14	77.78%	↑
Units Went Pending	57	75	18	31.58%	↑
Units Sold	56	60	4	7.14%	↑

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## Condominium

Listing Inventory on June 30	2024	2025	Var.	Var. %	Trend
Listing Units	12	21	9	75%	↑
Average Days on Market	86	89	3	3.49%	↑
Average List Price	\$580,641.17	\$548,644.81	-\$31,996.36	-5.51%	↓
Average List \$ / SqFt	\$454.30	\$586.77	\$132.47	29.16%	↑
Approximate Absorption Rate	54.17%	24.21%	-29.96%	-55.31%	↓
Approximate Months Supply of Inventory	1.85	4.13	2.28	123.24%	↑
Listed (Year to Date)	2024	2025	Var.	Var. %	Trend
Listing Units (Taken)	49	79	30	61.22%	↑
Average Original List Price	\$554,760.98	\$574,313.71	\$19,552.73	3.52%	↑
Average Original List \$ / SqFt	\$484.84	\$537.00	\$52.16	10.76%	↑
Went Pending (Year to Date)	2024	2025	Var.	Var. %	Trend
Listing Units (Went Pending)	32	46	14	43.75%	↑
Average List Price	\$533,287.28	\$565,395.54	\$32,108.26	6.02%	↑
Average List \$ / SqFt	\$461.62	\$483.98	\$22.36	4.84%	↑
Average Days to Offer	40	35	-5	-12.50%	↓
Listed & Price Changed (Year to Date)	2024	2025	Var.	Var. %	Trend
Listing Units (Price Changed)	11	25	14	127.27%	↑
Average Original List Price	\$586,054.45	\$579,599.92	-\$6,454.53	-1.10%	↓
Average Original List \$ / SqFt	\$541.24	\$544.30	\$3.06	0.57%	↑
Sold (Year to Date)	2024	2025	Var.	Var. %	Trend
Closed Units (Sold)	28	26	-2	-7.14%	↓
Average Days on Market	55	54	-1	-1.82%	↓
Average Days to Offer	42	36	-6	-14.29%	↓
Average Sale Price	\$517,142.86	\$556,865.38	\$39,722.52	7.68%	↑
Average Sale \$ / SqFt	\$454.07	\$467.79	\$13.72	3.02%	↑
Average List Price	\$522,832.07	\$561,511.46	\$38,679.39	7.40%	↑
Average List \$ / SqFt	\$458.86	\$471.99	\$13.13	2.86%	↑
Average Original List Price	\$533,907.11	\$565,123.00	\$31,215.89	5.85%	↑
Average Original List \$ / SqFt	\$468.17	\$474.69	\$6.52	1.39%	↑
Average Sale Price as % of List Price	99.04%	99.23%	0.19%	0.19%	↑
Average Sale Price as % of Original List Price	97.44%	98.70%	1.26%	1.29%	↑
Sold Units - Short Sale	0	0	0	0%	↔
Sold Units - Lender-Owned	0	0	0	0%	↔
12-Month Activity as of June 30	2024	2025	Var.	Var. %	Trend
Units Listed	96	126	30	31.25%	↑
Units Price Changed	20	40	20	100%	↑
Units Went Pending	76	78	2	2.63%	↑
Units Sold	78	61	-17	-21.79%	↓

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Multi Family

Listing Inventory on June 30	2024	2025	Var.	Var. %	Trend
Listing Units	5	6	1	20%	↑
Average Days on Market	31	23	-8	-25.81%	↓
Average List Price	\$893,540.00	\$1,169,966.67	\$276,426.67	30.94%	↑
Average List \$ / SqFt	\$343.92	\$407.02	\$63.10	18.35%	↑
Approximate Absorption Rate	45.00%	37.50%	-7.50%	-16.67%	↓
Approximate Months Supply of Inventory	2.22	2.67	0.45	20.27%	↑
Listed (Year to Date)	2024	2025	Var.	Var. %	Trend
Listing Units (Taken)	22	26	4	18.18%	↑
Average Original List Price	\$1,163,581.82	\$1,096,819.19	-\$66,762.63	-5.74%	↓
Average Original List \$ / SqFt	\$361.65	\$356.85	-\$4.80	-1.33%	↓
Went Pending (Year to Date)	2024	2025	Var.	Var. %	Trend
Listing Units (Went Pending)	15	20	5	33.33%	↑
Average List Price	\$1,199,066.67	\$1,028,524.70	-\$170,541.97	-14.22%	↓
Average List \$ / SqFt	\$347.01	\$339.11	-\$7.90	-2.28%	↓
Average Days to Offer	26	23	-3	-11.54%	↓
Listed & Price Changed (Year to Date)	2024	2025	Var.	Var. %	Trend
Listing Units (Price Changed)	3	6	3	100%	↑
Average Original List Price	\$958,000.00	\$1,338,299.83	\$380,299.83	39.70%	↑
Average Original List \$ / SqFt	\$375.30	\$391.31	\$16.01	4.27%	↑
Sold (Year to Date)	2024	2025	Var.	Var. %	Trend
Closed Units (Sold)	13	13	0	0%	↔
Average Days on Market	44	26	-18	-40.91%	↓
Average Days to Offer	32	19	-13	-40.63%	↓
Average Sale Price	\$1,075,923.08	\$1,063,684.62	-\$12,238.46	-1.14%	↓
Average Sale \$ / SqFt	\$330.96	\$336.05	\$5.09	1.54%	↑
Average List Price	\$1,158,223.08	\$1,060,276.46	-\$97,946.62	-8.46%	↓
Average List \$ / SqFt	\$360.55	\$335.91	-\$24.64	-6.83%	↓
Average Original List Price	\$1,162,153.85	\$1,082,584.54	-\$79,569.31	-6.85%	↓
Average Original List \$ / SqFt	\$361.49	\$342.11	-\$19.38	-5.36%	↓
Average Sale Price as % of List Price	93.14%	100.77%	7.63%	8.19%	↑
Average Sale Price as % of Original List Price	92.99%	99.35%	6.36%	6.84%	↑
Sold Units - Short Sale	0	0	0	0%	↔
Sold Units - Lender-Owned	0	0	0	0%	↔
12-Month Activity as of June 30	2024	2025	Var.	Var. %	Trend
Units Listed	37	41	4	10.81%	↑
Units Price Changed	7	10	3	42.86%	↑
Units Went Pending	23	33	10	43.48%	↑
Units Sold	27	27	0	0%	↔

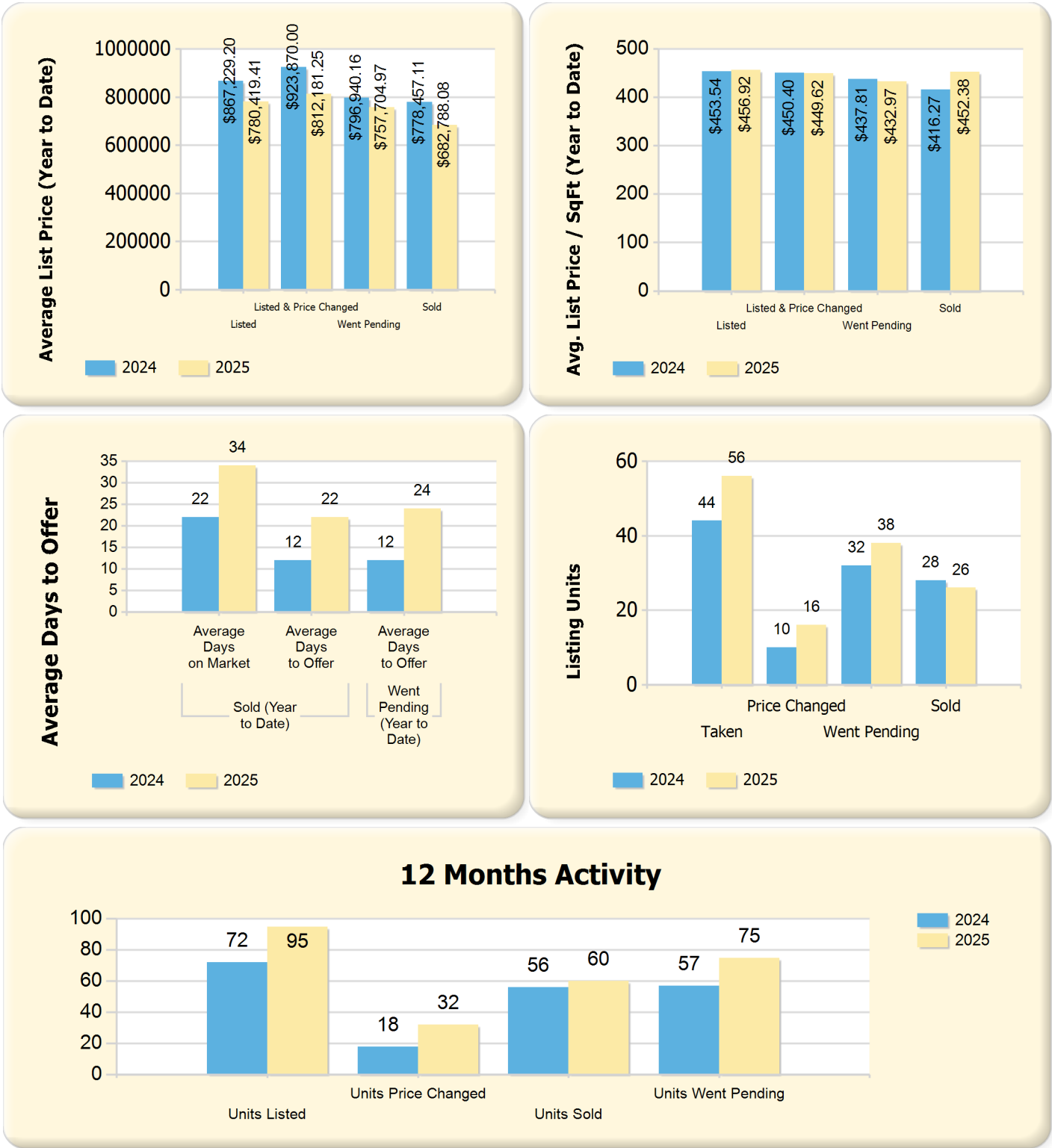
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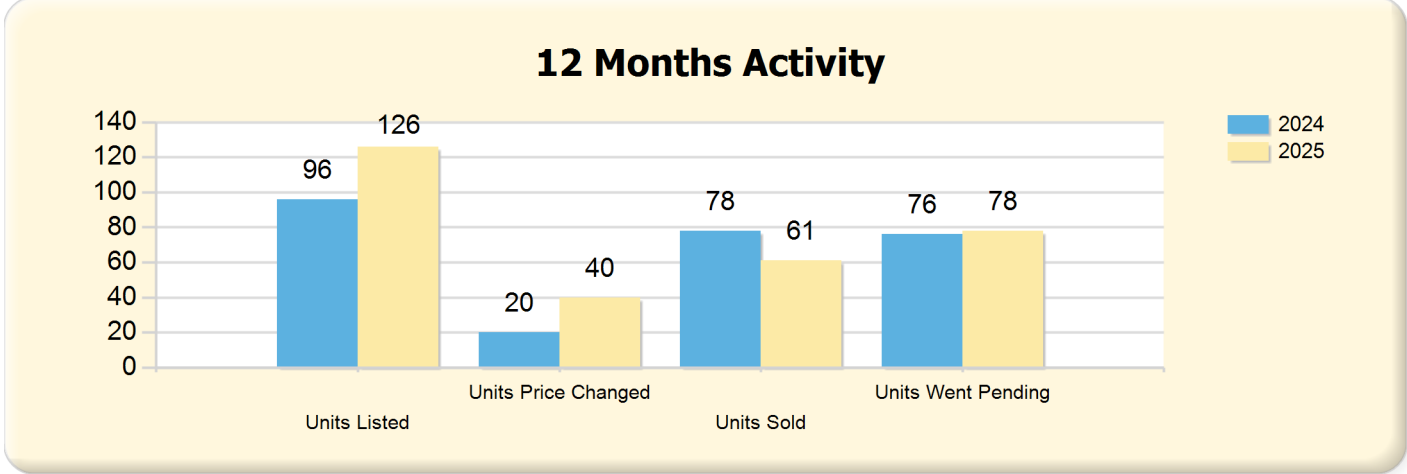
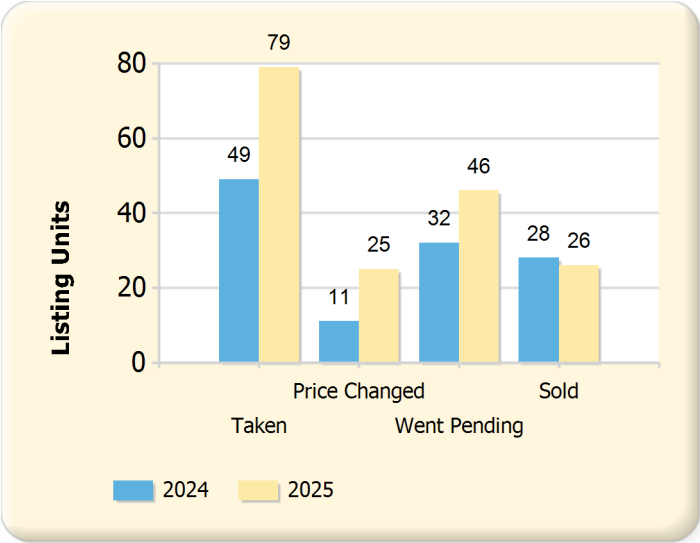
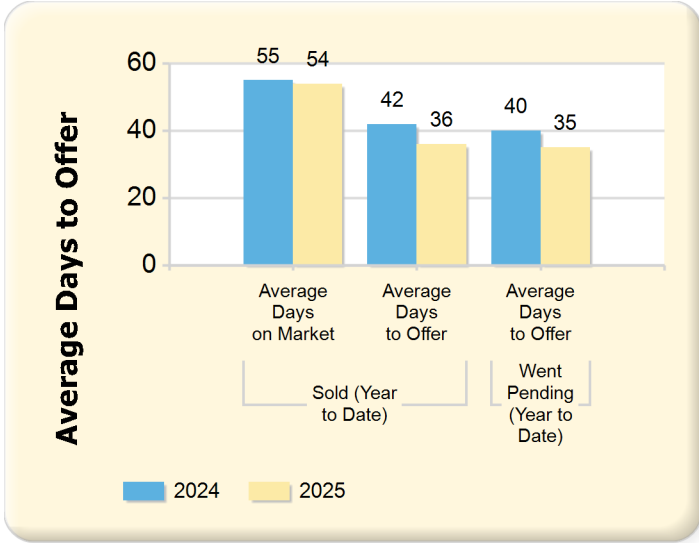
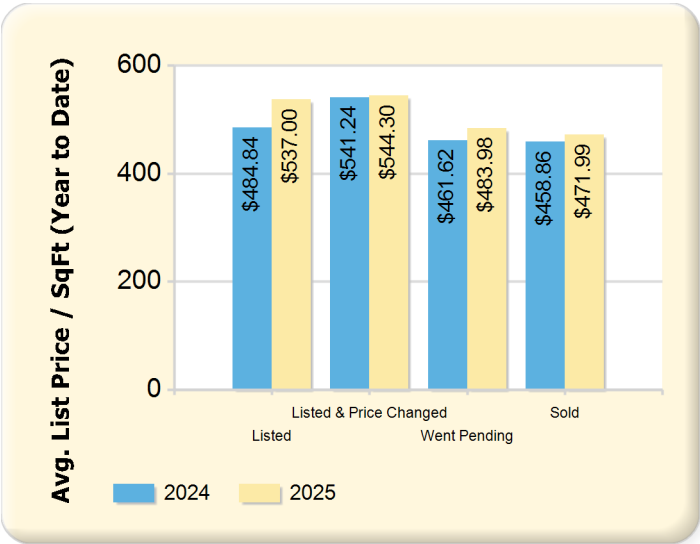
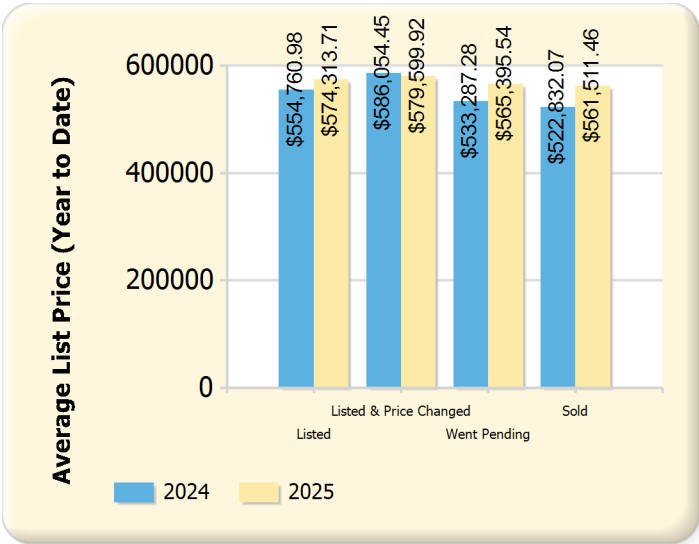


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## Condominium



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## Multi Family

