

Winthrop, MA Area Market Review

2025 vs. 2024 As of December 31, 2025

Prepared by James Polino on Friday, February 20, 2026

Single Family

Listing Inventory on December 31	2024	2025	Var.	Var. %	Trend
Listing Units	2	8	6	300%	↑
Average Days on Market	62	62	0	0%	↔
Average List Price	\$814,950.00	\$1,157,962.50	\$343,012.50	42.09%	↑
Average List \$ / SqFt	\$409.66	\$482.35	\$72.69	17.74%	↑
Approximate Absorption Rate	258.33%	81.25%	-177.08%	-68.55%	↓
Approximate Months Supply of Inventory	0.39	1.23	0.84	215.38%	↑
Listed (Year to Date)	2024	2025	Var.	Var. %	Trend
Listing Units (Taken)	83	101	18	21.69%	↑
Average Original List Price	\$822,254.01	\$813,730.05	-\$8,523.96	-1.04%	↓
Average Original List \$ / SqFt	\$446.64	\$453.86	\$7.22	1.62%	↑
Went Pending (Year to Date)	2024	2025	Var.	Var. %	Trend
Listing Units (Went Pending)	68	83	15	22.06%	↑
Average List Price	\$782,626.24	\$754,885.84	-\$27,740.40	-3.54%	↓
Average List \$ / SqFt	\$441.51	\$433.15	-\$8.36	-1.89%	↓
Average Days to Offer	19	35	16	84.21%	↑
Listed & Price Changed (Year to Date)	2024	2025	Var.	Var. %	Trend
Listing Units (Price Changed)	26	36	10	38.46%	↑
Average Original List Price	\$882,623.04	\$819,693.03	-\$62,930.01	-7.13%	↓
Average Original List \$ / SqFt	\$470.58	\$455.59	-\$14.99	-3.19%	↓
Sold (Year to Date)	2024	2025	Var.	Var. %	Trend
Closed Units (Sold)	62	78	16	25.81%	↑
Average Days on Market	29	45	16	55.17%	↑
Average Days to Offer	19	33	14	73.68%	↑
Average Sale Price	\$777,729.03	\$744,347.44	-\$33,381.59	-4.29%	↓
Average Sale \$ / SqFt	\$433.06	\$443.44	\$10.38	2.40%	↑
Average List Price	\$783,148.13	\$746,000.32	-\$37,147.81	-4.74%	↓
Average List \$ / SqFt	\$436.09	\$443.12	\$7.03	1.61%	↑
Average Original List Price	\$793,277.16	\$764,236.36	-\$29,040.80	-3.66%	↓
Average Original List \$ / SqFt	\$442.00	\$453.77	\$11.77	2.66%	↑
Average Sale Price as % of List Price	99.80%	99.87%	0.07%	0.07%	↑
Average Sale Price as % of Original List Price	98.66%	97.62%	-1.04%	-1.05%	↓
Sold Units - Short Sale	0	0	0	0%	↔
Sold Units - Lender-Owned	0	0	0	0%	↔
12-Month Activity as of December 31	2024	2025	Var.	Var. %	Trend
Units Listed	83	101	18	21.69%	↑
Units Price Changed	26	36	10	38.46%	↑
Units Went Pending	68	83	15	22.06%	↑
Units Sold	62	78	16	25.81%	↑

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Condominium

Listing Inventory on December 31	2024	2025	Var.	Var. %	Trend
Listing Units	9	18	9	100%	↑
Average Days on Market	91	96	5	5.49%	↑
Average List Price	\$577,522.11	\$588,735.17	\$11,213.06	1.94%	↑
Average List \$ / SqFt	\$542.29	\$570.66	\$28.37	5.23%	↑
Approximate Absorption Rate	58.33%	31.48%	-26.85%	-46.03%	↓
Approximate Months Supply of Inventory	1.71	3.18	1.47	85.96%	↑
Listed (Year to Date)	2024	2025	Var.	Var. %	Trend
Listing Units (Taken)	96	162	66	68.75%	↑
Average Original List Price	\$565,768.54	\$582,454.77	\$16,686.23	2.95%	↑
Average Original List \$ / SqFt	\$482.22	\$547.43	\$65.21	13.52%	↑
Went Pending (Year to Date)	2024	2025	Var.	Var. %	Trend
Listing Units (Went Pending)	63	88	25	39.68%	↑
Average List Price	\$520,795.03	\$544,232.26	\$23,437.23	4.50%	↑
Average List \$ / SqFt	\$457.55	\$489.73	\$32.18	7.03%	↑
Average Days to Offer	33	32	-1	-3.03%	↓
Listed & Price Changed (Year to Date)	2024	2025	Var.	Var. %	Trend
Listing Units (Price Changed)	26	51	25	96.15%	↑
Average Original List Price	\$582,234.15	\$599,125.31	\$16,891.16	2.90%	↑
Average Original List \$ / SqFt	\$513.46	\$540.00	\$26.54	5.17%	↑
Sold (Year to Date)	2024	2025	Var.	Var. %	Trend
Closed Units (Sold)	63	68	5	7.94%	↑
Average Days on Market	43	47	4	9.30%	↑
Average Days to Offer	33	31	-2	-6.06%	↓
Average Sale Price	\$502,681.75	\$551,977.00	\$49,295.25	9.81%	↑
Average Sale \$ / SqFt	\$451.25	\$464.64	\$13.39	2.97%	↑
Average List Price	\$506,396.70	\$557,848.40	\$51,451.70	10.16%	↑
Average List \$ / SqFt	\$453.62	\$469.84	\$16.22	3.58%	↑
Average Original List Price	\$513,715.76	\$563,299.87	\$49,584.11	9.65%	↑
Average Original List \$ / SqFt	\$460.03	\$474.56	\$14.53	3.16%	↑
Average Sale Price as % of List Price	99.60%	99.19%	-0.41%	-0.41%	↓
Average Sale Price as % of Original List Price	98.45%	98.30%	-0.15%	-0.15%	↓
Sold Units - Short Sale	0	0	0	0%	↔
Sold Units - Lender-Owned	0	0	0	0%	↔
12-Month Activity as of December 31	2024	2025	Var.	Var. %	Trend
Units Listed	96	162	66	68.75%	↑
Units Price Changed	26	51	25	96.15%	↑
Units Went Pending	63	88	25	39.68%	↑
Units Sold	63	68	5	7.94%	↑

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Multi Family

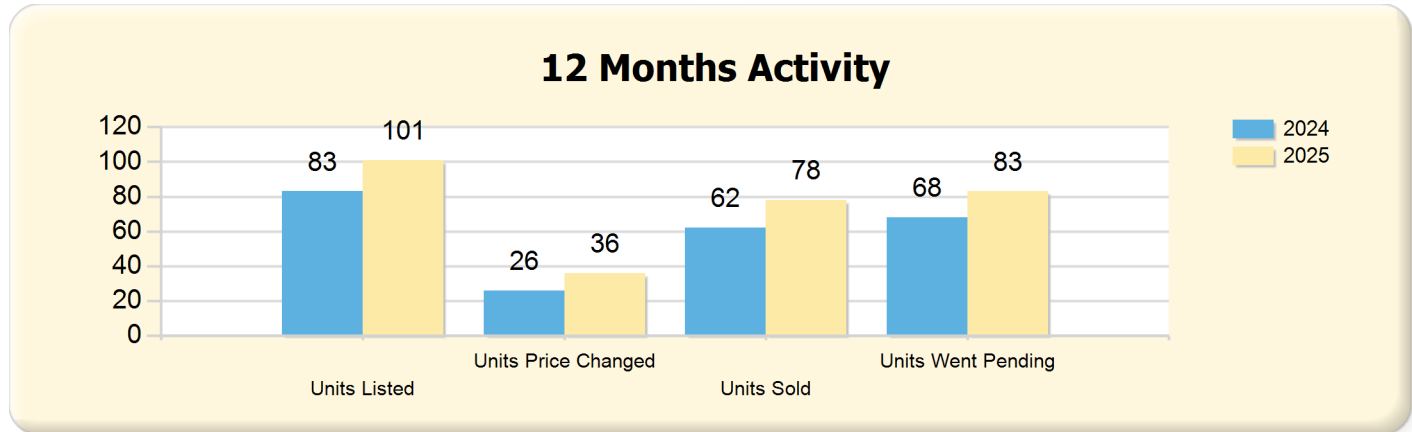
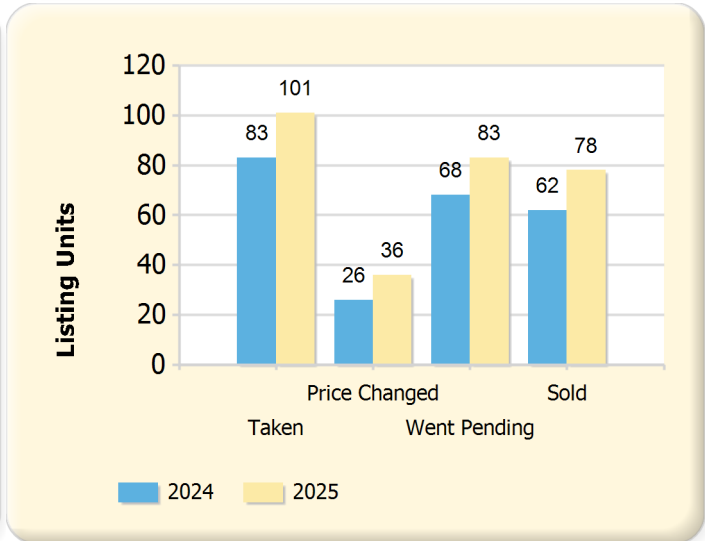
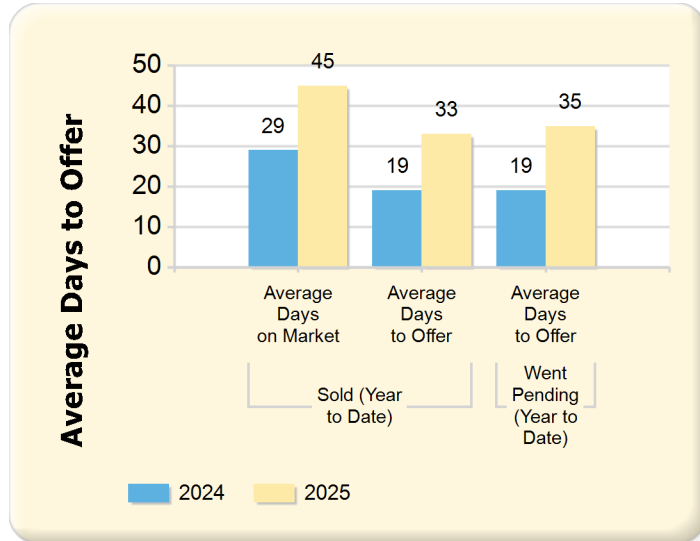
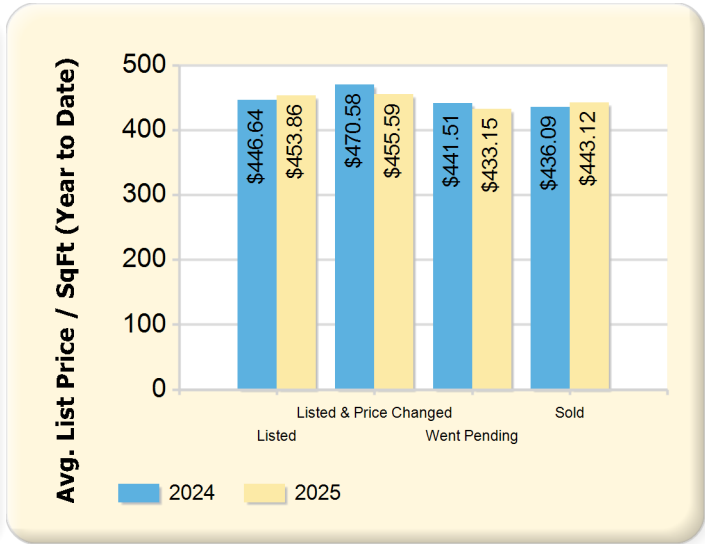
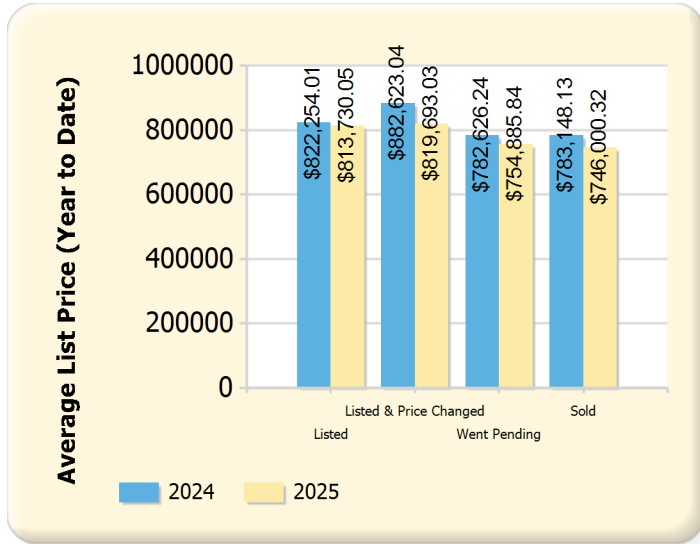
Listing Inventory on December 31	2024	2025	Var.	Var. %	Trend
Listing Units	2	7	5	250%	↑
Average Days on Market	49	58	9	18.37%	↑
Average List Price	\$1,162,450.00	\$1,147,100.00	-\$15,350.00	-1.32%	↓
Average List \$ / SqFt	\$505.48	\$394.70	-\$110.78	-21.92%	↓
Approximate Absorption Rate	112.50%	39.29%	-73.21%	-65.08%	↓
Approximate Months Supply of Inventory	0.89	2.55	1.66	186.52%	↑
Listed (Year to Date)	2024	2025	Var.	Var. %	Trend
Listing Units (Taken)	37	53	16	43.24%	↑
Average Original List Price	\$1,105,889.16	\$1,308,839.60	\$202,950.44	18.35%	↑
Average Original List \$ / SqFt	\$358.88	\$477.51	\$118.63	33.06%	↑
Went Pending (Year to Date)	2024	2025	Var.	Var. %	Trend
Listing Units (Went Pending)	28	37	9	32.14%	↑
Average List Price	\$1,037,589.25	\$1,000,699.84	-\$36,889.41	-3.56%	↓
Average List \$ / SqFt	\$324.72	\$351.16	\$26.44	8.14%	↑
Average Days to Offer	22	25	3	13.64%	↑
Listed & Price Changed (Year to Date)	2024	2025	Var.	Var. %	Trend
Listing Units (Price Changed)	5	11	6	120%	↑
Average Original List Price	\$1,054,580.00	\$2,268,609.00	\$1,214,029.00	115.12%	↑
Average Original List \$ / SqFt	\$318.66	\$906.78	\$588.12	184.56%	↑
Sold (Year to Date)	2024	2025	Var.	Var. %	Trend
Closed Units (Sold)	27	33	6	22.22%	↑
Average Days on Market	35	27	-8	-22.86%	↓
Average Days to Offer	24	20	-4	-16.67%	↓
Average Sale Price	\$985,000.00	\$1,007,326.91	\$22,326.91	2.27%	↑
Average Sale \$ / SqFt	\$313.87	\$348.99	\$35.12	11.19%	↑
Average List Price	\$1,027,685.15	\$1,008,696.79	-\$18,988.36	-1.85%	↓
Average List \$ / SqFt	\$329.33	\$349.47	\$20.14	6.12%	↑
Average Original List Price	\$1,029,577.74	\$1,019,760.58	-\$9,817.16	-0.95%	↓
Average Original List \$ / SqFt	\$329.44	\$352.61	\$23.17	7.03%	↑
Average Sale Price as % of List Price	96.61%	100.10%	3.49%	3.61%	↑
Average Sale Price as % of Original List Price	96.56%	99.36%	2.80%	2.90%	↑
Sold Units - Short Sale	0	0	0	0%	↔
Sold Units - Lender-Owned	1	0	-1	-100%	↓
12-Month Activity as of December 31	2024	2025	Var.	Var. %	Trend
Units Listed	37	53	16	43.24%	↑
Units Price Changed	5	11	6	120%	↑
Units Went Pending	28	37	9	32.14%	↑
Units Sold	27	33	6	22.22%	↑

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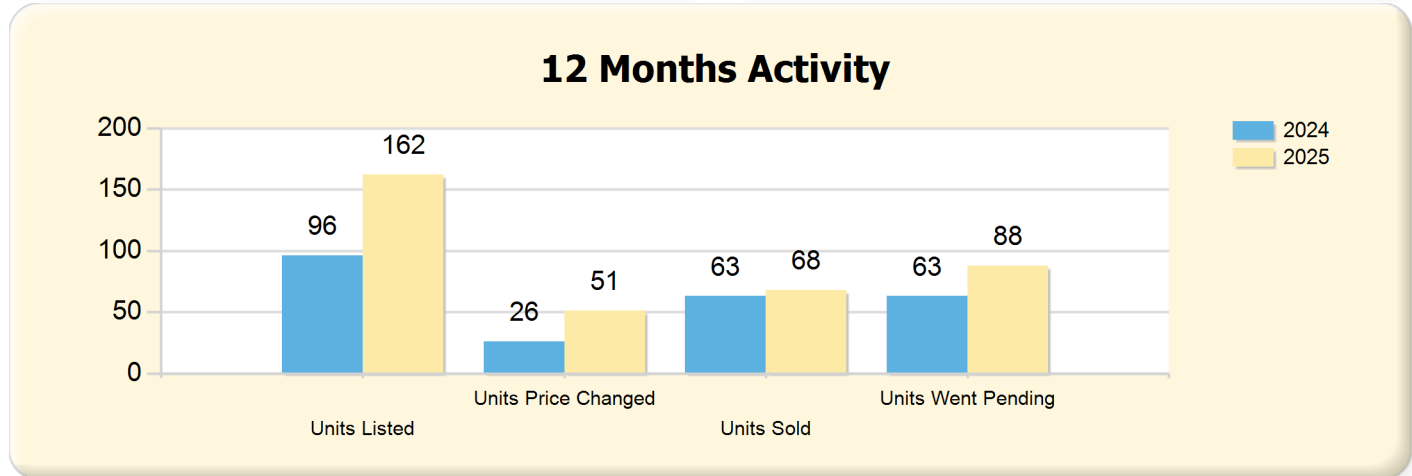
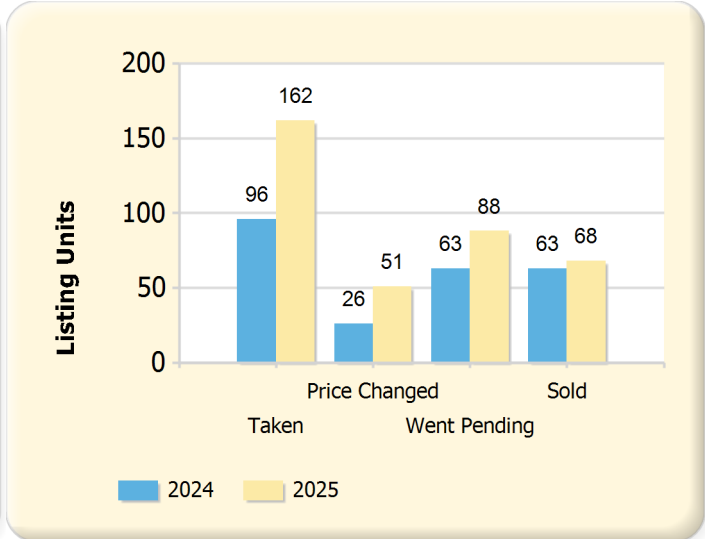
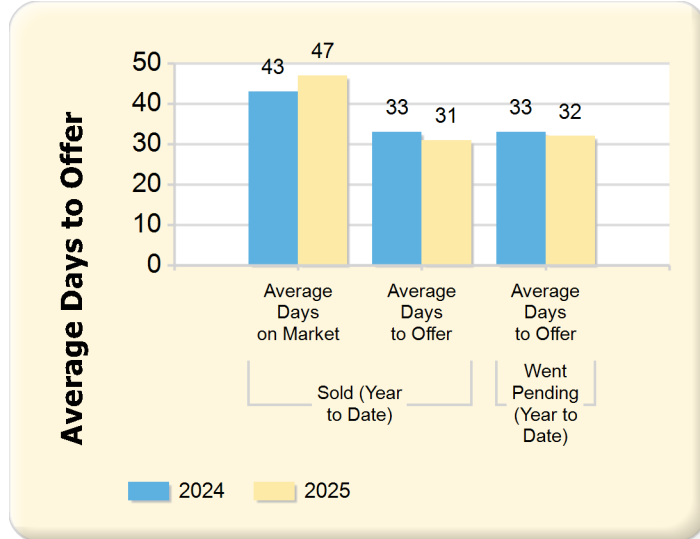
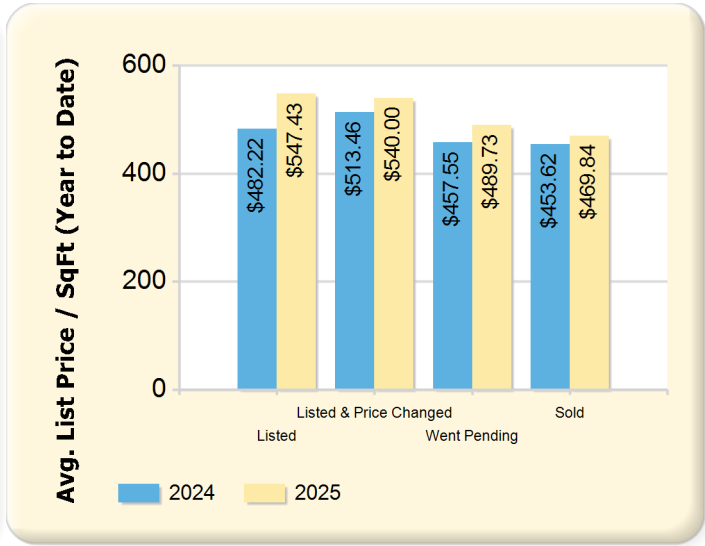
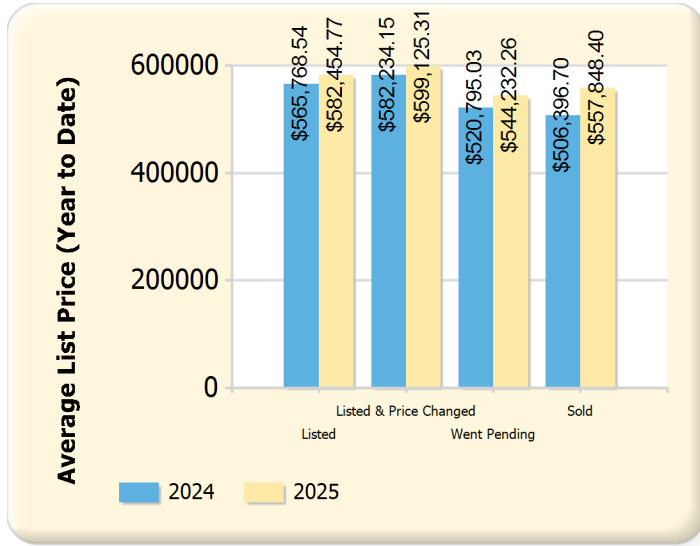


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Condominium



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