

Local Market Update – January 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Winthrop

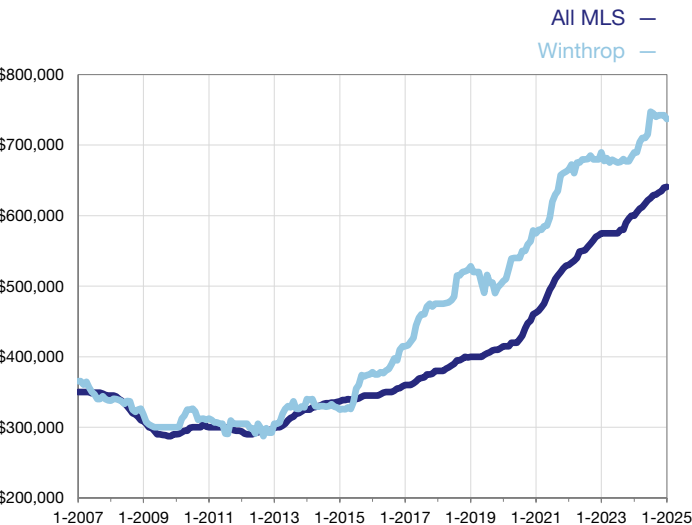
Single-Family Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	3	2	- 33.3%	3	2	- 33.3%
Closed Sales	3	3	0.0%	3	3	0.0%
Median Sales Price*	\$785,000	\$650,000	- 17.2%	\$785,000	\$650,000	- 17.2%
Inventory of Homes for Sale	5	5	0.0%	--	--	--
Months Supply of Inventory	1.1	1.0	- 9.1%	--	--	--
Cumulative Days on Market Until Sale	42	31	- 26.2%	42	31	- 26.2%
Percent of Original List Price Received*	98.8%	95.5%	- 3.3%	98.8%	95.5%	- 3.3%
New Listings	4	5	+ 25.0%	4	5	+ 25.0%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	2	5	+ 150.0%	2	5	+ 150.0%
Closed Sales	2	0	- 100.0%	2	0	- 100.0%
Median Sales Price*	\$415,000	\$0	- 100.0%	\$415,000	\$0	- 100.0%
Inventory of Homes for Sale	19	16	- 15.8%	--	--	--
Months Supply of Inventory	1.7	3.5	+ 105.9%	--	--	--
Cumulative Days on Market Until Sale	25	0	- 100.0%	25	0	- 100.0%
Percent of Original List Price Received*	96.8%	0.0%	- 100.0%	96.8%	0.0%	- 100.0%
New Listings	12	12	0.0%	12	12	0.0%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single-Family Properties
Rolling 12-Month Calculation



Median Sales Price – Condominium Properties
Rolling 12-Month Calculation

