

Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Winthrop

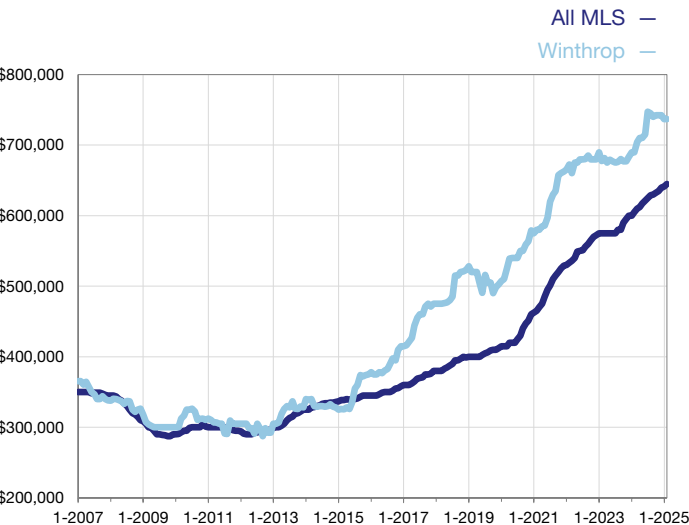
Single-Family Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	6	1	- 83.3%	9	3	- 66.7%
Closed Sales	4	2	- 50.0%	7	5	- 28.6%
Median Sales Price*	\$637,450	\$704,500	+ 10.5%	\$745,000	\$650,000	- 12.8%
Inventory of Homes for Sale	5	11	+ 120.0%	--	--	--
Months Supply of Inventory	1.0	2.4	+ 140.0%	--	--	--
Cumulative Days on Market Until Sale	13	103	+ 692.3%	25	60	+ 140.0%
Percent of Original List Price Received*	99.9%	97.8%	- 2.1%	99.4%	96.4%	- 3.0%
New Listings	7	7	0.0%	11	12	+ 9.1%

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

Condominium Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	7	4	- 42.9%	9	9	0.0%
Closed Sales	2	4	+ 100.0%	4	5	+ 25.0%
Median Sales Price*	\$640,000	\$632,500	- 1.2%	\$510,000	\$590,000	+ 15.7%
Inventory of Homes for Sale	16	21	+ 31.3%	--	--	--
Months Supply of Inventory	2.4	4.2	+ 75.0%	--	--	--
Cumulative Days on Market Until Sale	48	21	- 56.3%	36	29	- 19.4%
Percent of Original List Price Received*	99.7%	101.1%	+ 1.4%	98.3%	99.6%	+ 1.3%
New Listings	4	9	+ 125.0%	16	20	+ 25.0%

* 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

