

Local Market Update – May 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Winthrop

Single-Family Properties

Key Metrics	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	7	9	+ 28.6%	24	26	+ 8.3%
Closed Sales	6	13	+ 116.7%	21	21	0.0%
Median Sales Price*	\$947,450	\$688,000	- 27.4%	\$753,500	\$657,500	- 12.7%
Inventory of Homes for Sale	12	17	+ 41.7%	--	--	--
Months Supply of Inventory	2.6	3.2	+ 23.1%	--	--	--
Cumulative Days on Market Until Sale	21	29	+ 38.1%	24	36	+ 50.0%
Percent of Original List Price Received*	100.2%	99.9%	- 0.3%	100.2%	98.8%	- 1.4%
New Listings	10	12	+ 20.0%	36	43	+ 19.4%

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

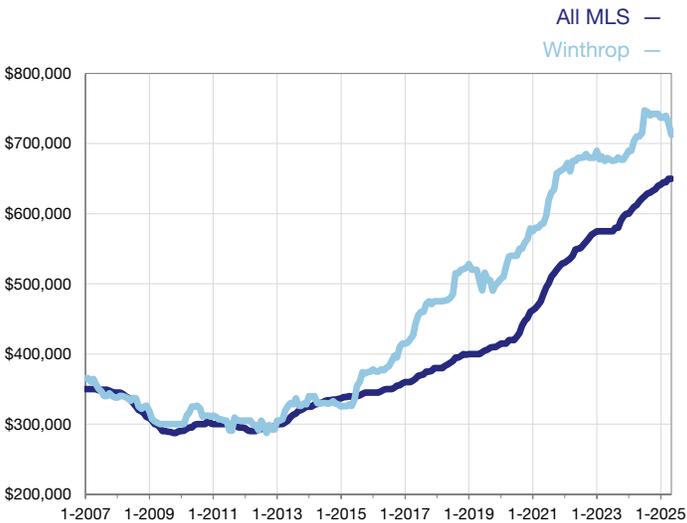
Condominium Properties

Key Metrics	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	5	7	+ 40.0%	26	34	+ 30.8%
Closed Sales	5	9	+ 80.0%	20	24	+ 20.0%
Median Sales Price*	\$570,000	\$500,000	- 12.3%	\$531,250	\$575,000	+ 8.2%
Inventory of Homes for Sale	13	24	+ 84.6%	--	--	--
Months Supply of Inventory	2.1	4.2	+ 100.0%	--	--	--
Cumulative Days on Market Until Sale	98	72	- 26.5%	57	55	- 3.5%
Percent of Original List Price Received*	95.3%	99.5%	+ 4.4%	96.9%	98.8%	+ 2.0%
New Listings	8	13	+ 62.5%	37	61	+ 64.9%

* 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

