

Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Winthrop

Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	3	6	+ 100.0%	62	80	+ 29.0%
Closed Sales	4	10	+ 150.0%	62	78	+ 25.8%
Median Sales Price*	\$764,500	\$707,000	- 7.5%	\$742,500	\$719,500	- 3.1%
Inventory of Homes for Sale	6	7	+ 16.7%	--	--	--
Months Supply of Inventory	1.2	1.1	- 8.3%	--	--	--
Cumulative Days on Market Until Sale	40	62	+ 55.0%	29	45	+ 55.2%
Percent of Original List Price Received*	100.3%	95.0%	- 5.3%	98.7%	97.6%	- 1.1%
New Listings	0	4	--	80	97	+ 21.3%

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

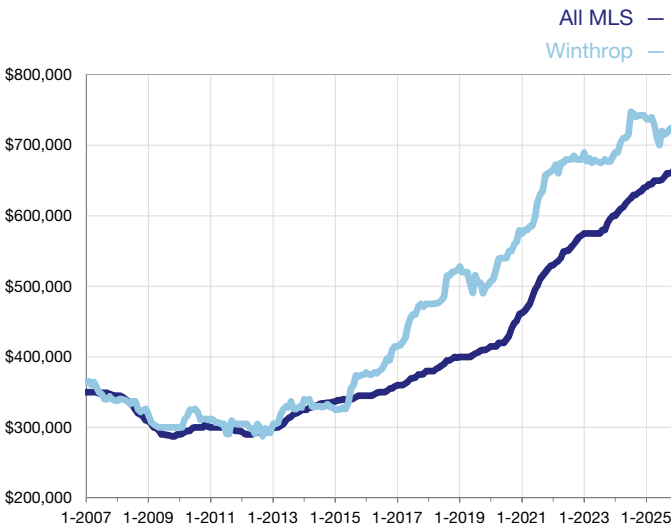
Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	1	5	+ 400.0%	60	78	+ 30.0%
Closed Sales	6	5	- 16.7%	63	65	+ 3.2%
Median Sales Price*	\$465,000	\$632,000	+ 35.9%	\$475,000	\$538,000	+ 13.3%
Inventory of Homes for Sale	17	20	+ 17.6%	--	--	--
Months Supply of Inventory	3.4	3.1	- 8.8%	--	--	--
Cumulative Days on Market Until Sale	16	40	+ 150.0%	43	48	+ 11.6%
Percent of Original List Price Received*	100.2%	98.4%	- 1.8%	98.5%	98.2%	- 0.3%
New Listings	4	5	+ 25.0%	92	150	+ 63.0%

* 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

