

Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Winthrop

Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	1	5	+ 400.0%	3	7	+ 133.3%
Closed Sales	2	2	0.0%	5	5	0.0%
Median Sales Price*	\$704,500	\$895,000	+ 27.0%	\$650,000	\$775,000	+ 19.2%
Inventory of Homes for Sale	12	5	- 58.3%	--	--	--
Months Supply of Inventory	2.6	0.7	- 73.1%	--	--	--
Cumulative Days on Market Until Sale	103	50	- 51.5%	60	46	- 23.3%
Percent of Original List Price Received*	97.8%	103.2%	+ 5.5%	96.4%	100.2%	+ 3.9%
New Listings	7	1	- 85.7%	12	5	- 58.3%

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

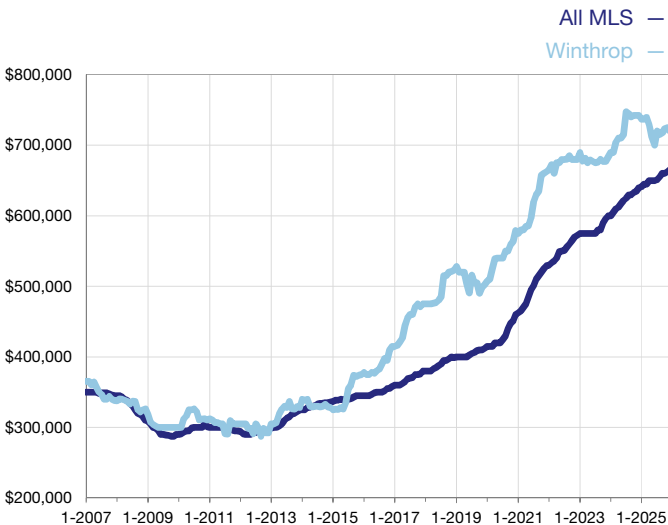
Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	3	5	+ 66.7%	8	15	+ 87.5%
Closed Sales	4	5	+ 25.0%	5	11	+ 120.0%
Median Sales Price*	\$632,500	\$480,000	- 24.1%	\$590,000	\$480,000	- 18.6%
Inventory of Homes for Sale	25	25	0.0%	--	--	--
Months Supply of Inventory	5.1	3.6	- 29.4%	--	--	--
Cumulative Days on Market Until Sale	21	88	+ 319.0%	29	84	+ 189.7%
Percent of Original List Price Received*	101.1%	92.6%	- 8.4%	99.6%	95.2%	- 4.4%
New Listings	9	13	+ 44.4%	21	26	+ 23.8%

* 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

