

# Local Market Update – March 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Winthrop

### Single-Family Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	8	3	- 62.5%	11	9	- 18.2%
Closed Sales	0	4	--	5	9	+ 80.0%
Median Sales Price*	\$0	<b>\$775,000</b>	--	\$650,000	<b>\$775,000</b>	+ 19.2%
Inventory of Homes for Sale	11	5	- 54.5%	--	--	--
Months Supply of Inventory	2.2	<b>0.8</b>	- 63.6%	--	--	--
Cumulative Days on Market Until Sale	0	<b>73</b>	--	60	<b>58</b>	- 3.3%
Percent of Original List Price Received*	0.0%	<b>97.9%</b>	--	96.4%	<b>99.2%</b>	+ 2.9%
New Listings	7	3	- 57.1%	19	8	- 57.9%

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

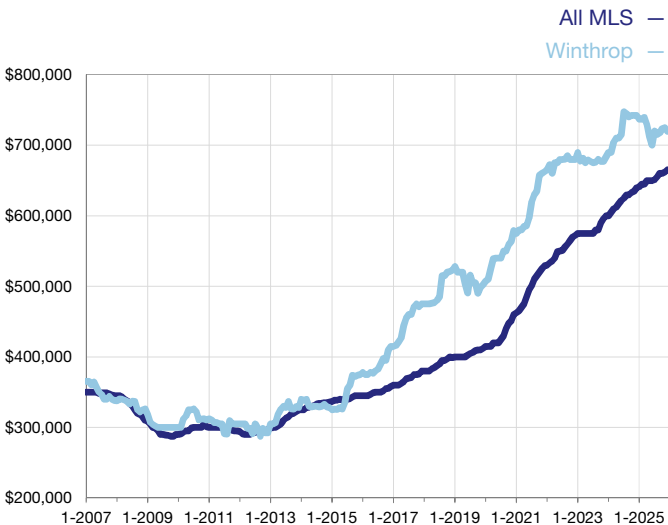
### Condominium Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	8	13	+ 62.5%	16	28	+ 75.0%
Closed Sales	2	6	+ 200.0%	7	18	+ 157.1%
Median Sales Price*	\$471,000	<b>\$500,000</b>	+ 6.2%	\$560,000	<b>\$508,000</b>	- 9.3%
Inventory of Homes for Sale	25	23	- 8.0%	--	--	--
Months Supply of Inventory	4.9	3.1	- 36.7%	--	--	--
Cumulative Days on Market Until Sale	33	88	+ 166.7%	30	84	+ 180.0%
Percent of Original List Price Received*	96.9%	<b>98.6%</b>	+ 1.8%	98.8%	<b>96.4%</b>	- 2.4%
New Listings	11	14	+ 27.3%	32	40	+ 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

