

Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Winthrop

Single-Family Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	6	5	- 16.7%	17	14	- 17.6%
Closed Sales	3	4	+ 33.3%	8	13	+ 62.5%
Median Sales Price*	\$650,000	\$877,500	+ 35.0%	\$650,000	\$775,000	+ 19.2%
Inventory of Homes for Sale	15	11	- 26.7%	--	--	--
Months Supply of Inventory	2.9	1.7	- 41.4%	--	--	--
Cumulative Days on Market Until Sale	27	113	+ 318.5%	48	75	+ 56.3%
Percent of Original List Price Received*	98.2%	95.3%	- 3.0%	97.1%	98.0%	+ 0.9%
New Listings	11	11	0.0%	30	19	- 36.7%

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

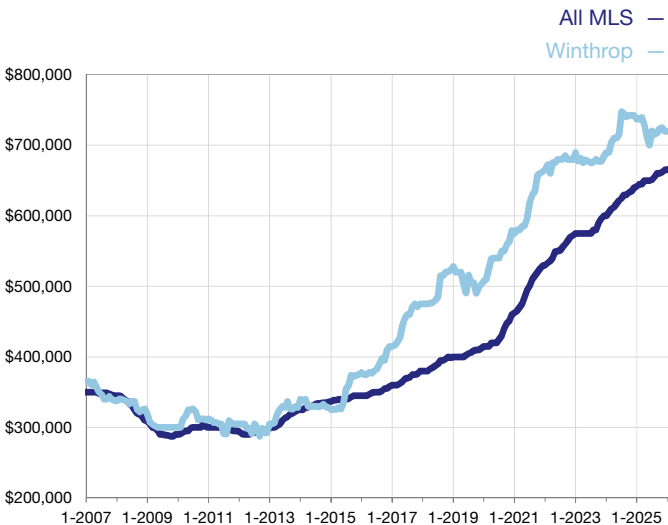
Condominium Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	11	13	+ 18.2%	27	36	+ 33.3%
Closed Sales	8	8	0.0%	15	26	+ 73.3%
Median Sales Price*	\$607,500	\$424,500	- 30.1%	\$590,000	\$480,000	- 18.6%
Inventory of Homes for Sale	28	26	- 7.1%	--	--	--
Months Supply of Inventory	5.1	3.6	- 29.4%	--	--	--
Cumulative Days on Market Until Sale	58	132	+ 127.6%	45	98	+ 117.8%
Percent of Original List Price Received*	97.9%	98.6%	+ 0.7%	98.3%	97.1%	- 1.2%
New Listings	16	21	+ 31.3%	48	61	+ 27.1%

* 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

