

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Winthrop

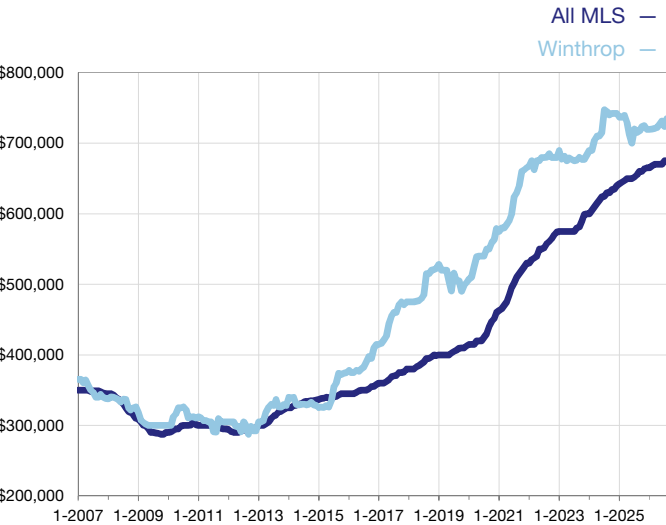
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	11	6	- 45.5%	50	31	- 38.0%
Closed Sales	5	3	- 40.0%	40	28	- 30.0%
Median Sales Price*	\$715,000	\$1,100,000	+ 53.8%	\$717,500	\$795,000	+ 10.8%
Inventory of Homes for Sale	15	23	+ 53.3%	--	--	--
Months Supply of Inventory	2.5	4.6	+ 84.0%	--	--	--
Cumulative Days on Market Until Sale	32	30	- 6.3%	34	53	+ 55.9%
Percent of Original List Price Received*	98.2%	96.0%	- 2.2%	98.9%	98.4%	- 0.5%
New Listings	5	8	+ 60.0%	68	50	- 26.5%

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

Condominium Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	4	9	+ 125.0%	54	66	+ 22.2%
Closed Sales	8	8	0.0%	44	65	+ 47.7%
Median Sales Price*	\$444,000	\$487,500	+ 9.8%	\$535,318	\$512,000	- 4.4%
Inventory of Homes for Sale	30	40	+ 33.3%	--	--	--
Months Supply of Inventory	4.9	5.4	+ 10.2%	--	--	--
Cumulative Days on Market Until Sale	34	45	+ 32.4%	48	64	+ 33.3%
Percent of Original List Price Received*	96.3%	98.0%	+ 1.8%	98.2%	97.8%	- 0.4%
New Listings	14	20	+ 42.9%	100	135	+ 35.0%

* 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

