

Local Market Update – September 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Winthrop

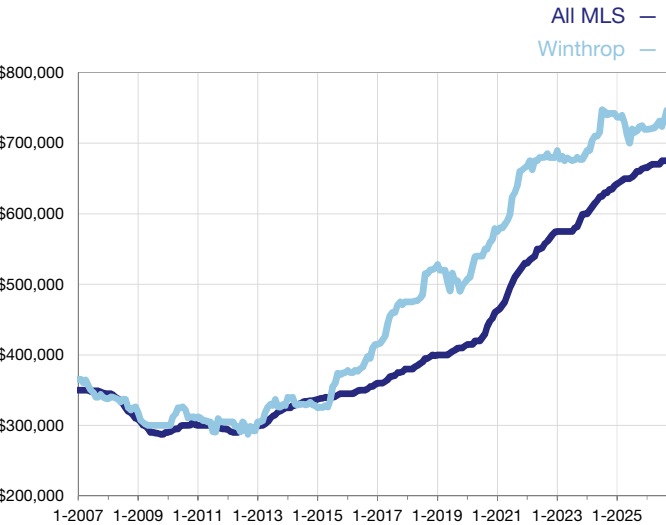
Single-Family Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	7	9	+ 28.6%	57	39	- 31.6%
Closed Sales	14	7	- 50.0%	54	35	- 35.2%
Median Sales Price*	\$718,500	\$960,000	+ 33.6%	\$717,500	\$815,000	+ 13.6%
Inventory of Homes for Sale	20	20	0.0%	--	--	--
Months Supply of Inventory	3.5	3.9	+ 11.4%	--	--	--
Cumulative Days on Market Until Sale	46	54	+ 17.4%	37	54	+ 45.9%
Percent of Original List Price Received*	96.1%	95.5%	- 0.6%	98.2%	97.8%	- 0.4%
New Listings	14	8	- 42.9%	82	58	- 29.3%

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

Condominium Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	7	7	0.0%	61	72	+ 18.0%
Closed Sales	5	10	+ 100.0%	49	75	+ 53.1%
Median Sales Price*	\$462,000	\$457,500	- 1.0%	\$522,500	\$505,000	- 3.3%
Inventory of Homes for Sale	38	49	+ 28.9%	--	--	--
Months Supply of Inventory	6.3	6.7	+ 6.3%	--	--	--
Cumulative Days on Market Until Sale	37	49	+ 32.4%	47	62	+ 31.9%
Percent of Original List Price Received*	98.0%	95.5%	- 2.6%	98.2%	97.5%	- 0.7%
New Listings	21	27	+ 28.6%	121	158	+ 30.6%

* 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

