Local Market Update – October 2026

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Winthrop

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	6	**5**	- 16.7%	63	**42**	- 33.3%
Closed Sales	6	**5**	- 16.7%	60	**40**	- 33.3%
Median Sales Price*	$822,500	**$770,000**	- 6.4%	$723,500	**$815,000**	+ 12.6%
Inventory of Homes for Sale	21	**25**	+ 19.0%	--	--	--
Months Supply of Inventory	3.7	**5.2**	+ 40.5%	--	--	--
Cumulative Days on Market Until Sale	70	**54**	- 22.9%	40	**54**	+ 35.0%
Percent of Original List Price Received*	98.0%	**92.9%**	- 5.2%	98.2%	**97.2%**	- 1.0%
New Listings	7	**12**	+ 71.4%	89	**71**	- 20.2%

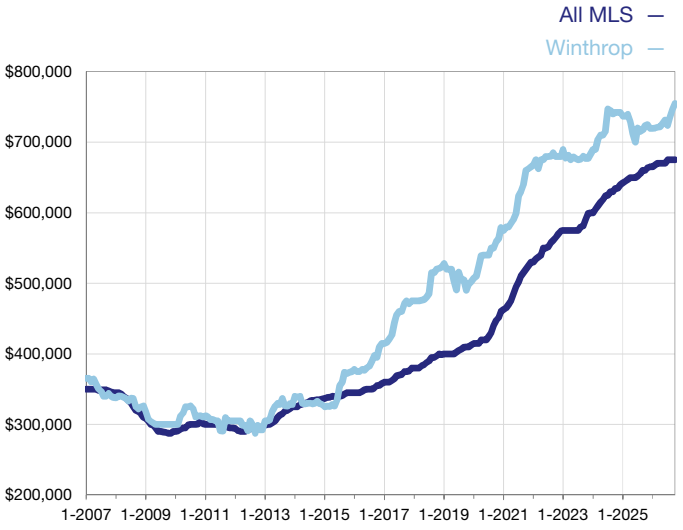
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

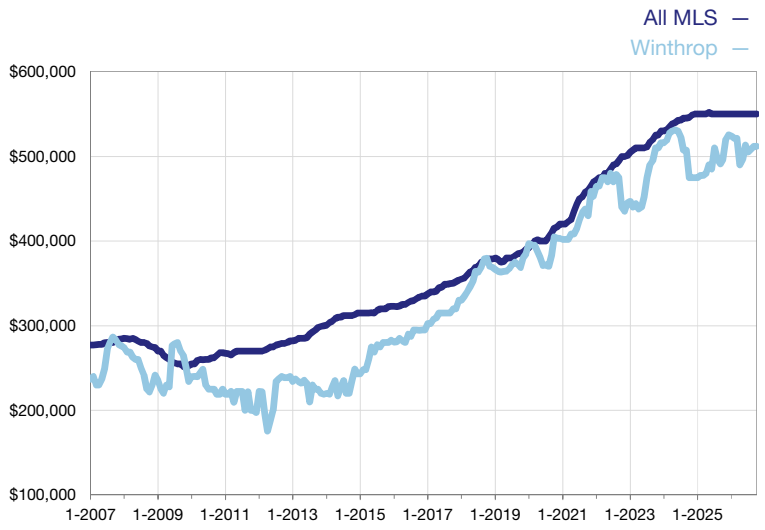
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	7	**7**	0.0%	68	**79**	+ 16.2%
Closed Sales	6	**6**	0.0%	55	**81**	+ 47.3%
Median Sales Price*	$514,000	**$551,500**	+ 7.3%	$522,500	**$505,000**	- 3.3%
Inventory of Homes for Sale	39	**51**	+ 30.8%	--	--	--
Months Supply of Inventory	6.5	**7.0**	+ 7.7%	--	--	--
Cumulative Days on Market Until Sale	71	**81**	+ 14.1%	50	**64**	+ 28.0%
Percent of Original List Price Received*	95.1%	**96.1%**	+ 1.1%	97.9%	**97.4%**	- 0.5%
New Listings	14	**15**	+ 7.1%	135	**175**	+ 29.6%

* 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



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