

Winthrop 02152

ZIP code · MA · Massachusetts · Suffolk County

BALANCED MARKET

\$657K

MEDIAN SALE PRICE

-14.7%

1-YR CHANGE

229

SALES (12 MO)

\$645K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 53 / 100



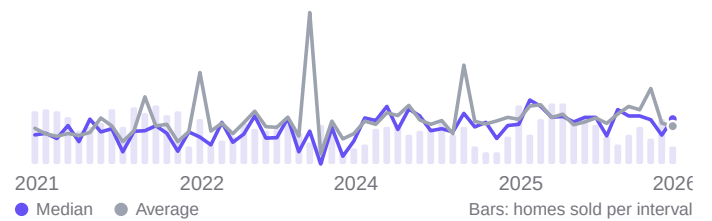
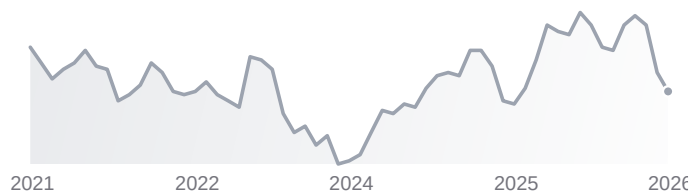
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

53 / 100

Sale prices

Median \$700K · Average \$646K

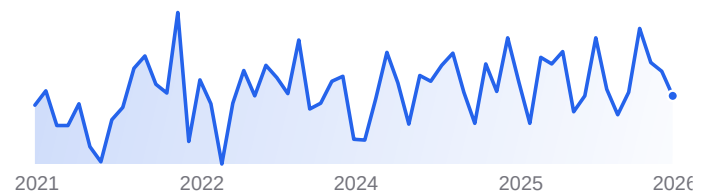
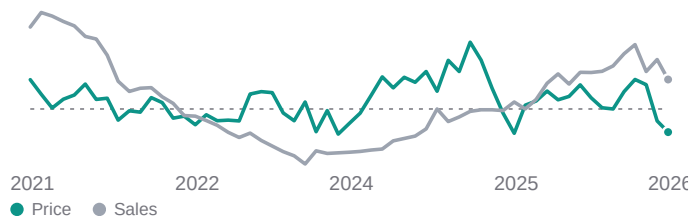


Growth (year over year)

Price -14.7% · Sales +18.7%

Price per square foot

\$399/ft²

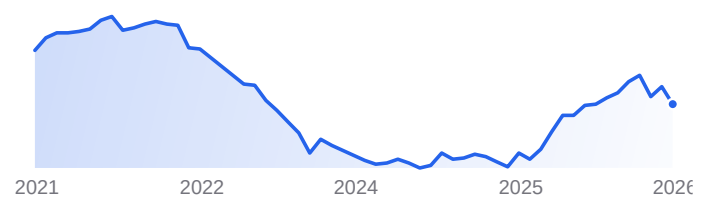
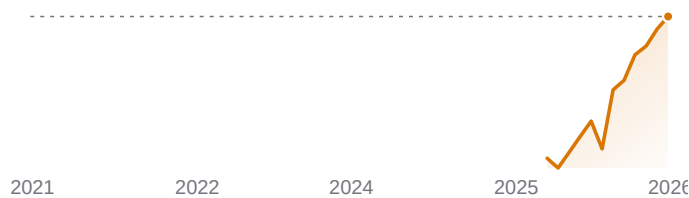


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

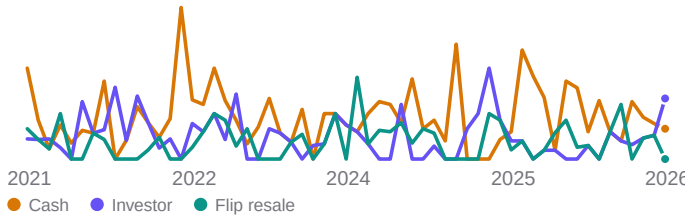
4.4%



BUYERS & OUTCOMES

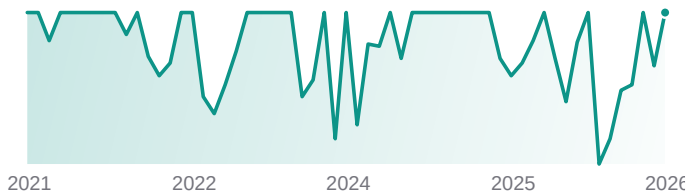
Buyer mix

Cash 11% · Investor 22% · Flip resale 0%



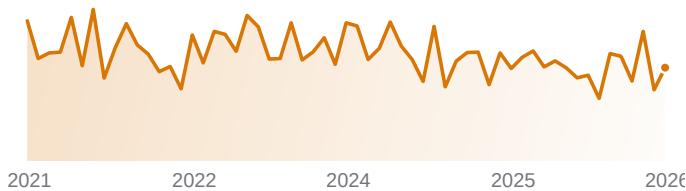
Sellers who sold at a gain

100%

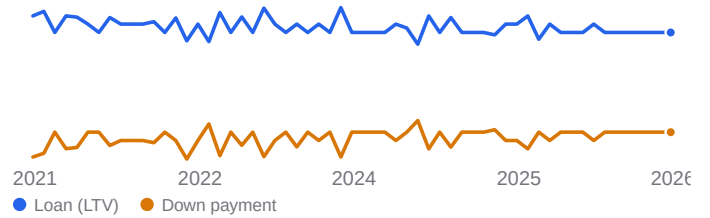


Median annualized return at resale

+4.7%

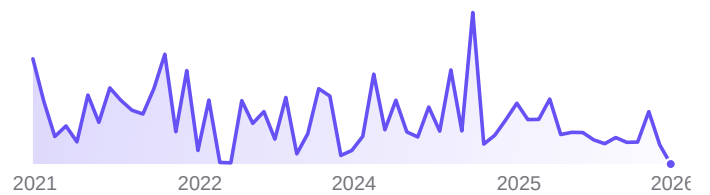


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



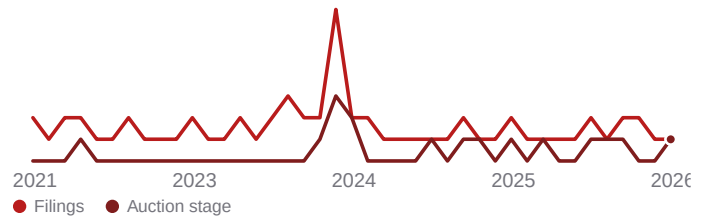
Typical hold before selling

2.4 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	5,252
Median value (AVM)	\$645K
Median size	1,703 ft²
Median bedrooms	3
Median year built	1916
Single family	44%
Condos	28%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	1.1%
Owner occupied	83%
Company owned	15%
Median loan-to-value	46%

Typical ownership tenure

14.1 yrs

COMMUNITY

Population	18,234
Density	5,677 / mi²
Median household income	\$100K
Average household income	\$127K
Crime index (US avg 100)	65
Air pollution index (US avg 100)	104
Earthquake index (US avg 100)	79
Homes occupied	94%
Bachelor's or higher	29%
Poverty rate	7.4%
Unemployment	1.2%
Average temp	51°F
Annual precip	44 in
Sunshine	58%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.