

# Zip Code 02150, MA Area Market Review

2024 vs. 2023 As of September 30, 2024

Prepared by Gabriel J. Ochoa on Tuesday, January 14, 2025

## Single Family

Listing Inventory on September 30	2023	2024	Var.	Var. %	Trend
Listing Units	2	5	3	150%	↑
Average Days on Market	16	45	29	181.25%	↑
Average List Price	\$537,000.00	\$633,759.80	\$96,759.80	18.02%	↑
Average List \$ / SqFt	\$409.25	\$363.56	-\$45.69	-11.16%	↓
Approximate Absorption Rate	75.00%	33.33%	-41.67%	-55.56%	↓
Approximate Months Supply of Inventory	1.33	3.00	1.67	125.56%	↑
Listed (Year to Date)	2023	2024	Var.	Var. %	Trend
Listing Units (Taken)	17	29	12	70.59%	↑
Average Original List Price	\$550,260.18	\$665,503.38	\$115,243.20	20.94%	↑
Average Original List \$ / SqFt	\$377.21	\$373.95	-\$3.26	-0.86%	↓
Went Pending (Year to Date)	2023	2024	Var.	Var. %	Trend
Listing Units (Went Pending)	15	20	5	33.33%	↑
Average List Price	\$538,301.53	\$634,349.90	\$96,048.37	17.84%	↑
Average List \$ / SqFt	\$368.58	\$360.10	-\$8.48	-2.30%	↓
Average Days to Offer	30	14	-16	-53.33%	↓
Listed & Price Changed (Year to Date)	2023	2024	Var.	Var. %	Trend
Listing Units (Price Changed)	2	9	7	350%	↑
Average Original List Price	\$449,361.50	\$781,844.44	\$332,482.94	73.99%	↑
Average Original List \$ / SqFt	\$405.12	\$383.17	-\$21.95	-5.42%	↓
Sold (Year to Date)	2023	2024	Var.	Var. %	Trend
Closed Units (Sold)	12	15	3	25%	↑
Average Days on Market	60	26	-34	-56.67%	↓
Average Days to Offer	35	14	-21	-60%	↓
Average Sale Price	\$570,208.33	\$635,866.67	\$65,658.34	11.51%	↑
Average Sale \$ / SqFt	\$372.21	\$356.21	-\$16.00	-4.30%	↓
Average List Price	\$547,801.92	\$624,546.67	\$76,744.75	14.01%	↑
Average List \$ / SqFt	\$355.29	\$348.40	-\$6.89	-1.94%	↓
Average Original List Price	\$554,468.58	\$632,813.33	\$78,344.75	14.13%	↑
Average Original List \$ / SqFt	\$363.73	\$352.10	-\$11.63	-3.20%	↓
Average Sale Price as % of List Price	105.20%	102%	-3.20%	-3.04%	↓
Average Sale Price as % of Original List Price	103.21%	100.92%	-2.29%	-2.22%	↓
Sold Units - Short Sale	0	0	0	0%	↔
Sold Units - Lender-Owned	1	0	-1	-100%	↓
12-Month Activity as of September 30	2023	2024	Var.	Var. %	Trend
Units Listed	22	30	8	36.36%	↑
Units Price Changed	3	9	6	200%	↑
Units Went Pending	19	22	3	15.79%	↑
Units Sold	18	20	2	11.11%	↑

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## Condominium

Listing Inventory on September 30	2023	2024	Var.	Var. %	Trend
Listing Units	24	21	-3	-12.50%	↓
Average Days on Market	61	52	-9	-14.75%	↓
Average List Price	\$552,123.96	\$468,861.76	-\$83,262.20	-15.08%	↓
Average List \$ / SqFt	\$467.63	\$507.02	\$39.39	8.42%	↑
Approximate Absorption Rate	35.07%	42.06%	6.99%	19.93%	↑
Approximate Months Supply of Inventory	2.85	2.38	-0.47	-16.49%	↓
Listed (Year to Date)	2023	2024	Var.	Var. %	Trend
Listing Units (Taken)	160	120	-40	-25%	↓
Average Original List Price	\$530,454.58	\$488,865.96	-\$41,588.62	-7.84%	↓
Average Original List \$ / SqFt	\$479.39	\$462.88	-\$16.51	-3.44%	↓
Went Pending (Year to Date)	2023	2024	Var.	Var. %	Trend
Listing Units (Went Pending)	87	98	11	12.64%	↑
Average List Price	\$450,567.33	\$481,238.73	\$30,671.40	6.81%	↑
Average List \$ / SqFt	\$440.87	\$445.43	\$4.56	1.03%	↑
Average Days to Offer	21	37	16	76.19%	↑
Listed & Price Changed (Year to Date)	2023	2024	Var.	Var. %	Trend
Listing Units (Price Changed)	55	41	-14	-25.45%	↓
Average Original List Price	\$606,629.09	\$520,464.93	-\$86,164.16	-14.20%	↓
Average Original List \$ / SqFt	\$528.88	\$499.12	-\$29.76	-5.63%	↓
Sold (Year to Date)	2023	2024	Var.	Var. %	Trend
Closed Units (Sold)	58	85	27	46.55%	↑
Average Days on Market	31	62	31	100%	↑
Average Days to Offer	19	32	13	68.42%	↑
Average Sale Price	\$463,365.20	\$495,998.25	\$32,633.05	7.04%	↑
Average Sale \$ / SqFt	\$437.39	\$435.52	-\$1.87	-0.43%	↓
Average List Price	\$459,006.88	\$497,463.60	\$38,456.72	8.38%	↑
Average List \$ / SqFt	\$432.12	\$437.69	\$5.57	1.29%	↑
Average Original List Price	\$460,984.45	\$505,695.74	\$44,711.29	9.70%	↑
Average Original List \$ / SqFt	\$433.81	\$445.77	\$11.96	2.76%	↑
Average Sale Price as % of List Price	101.34%	99.63%	-1.71%	-1.69%	↓
Average Sale Price as % of Original List Price	101%	98.14%	-2.86%	-2.83%	↓
Sold Units - Short Sale	0	0	0	0%	↔
Sold Units - Lender-Owned	0	0	0	0%	↔
12-Month Activity as of September 30	2023	2024	Var.	Var. %	Trend
Units Listed	176	148	-28	-15.91%	↓
Units Price Changed	62	52	-10	-16.13%	↓
Units Went Pending	114	120	6	5.26%	↑
Units Sold	101	106	5	4.95%	↑

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Multi Family

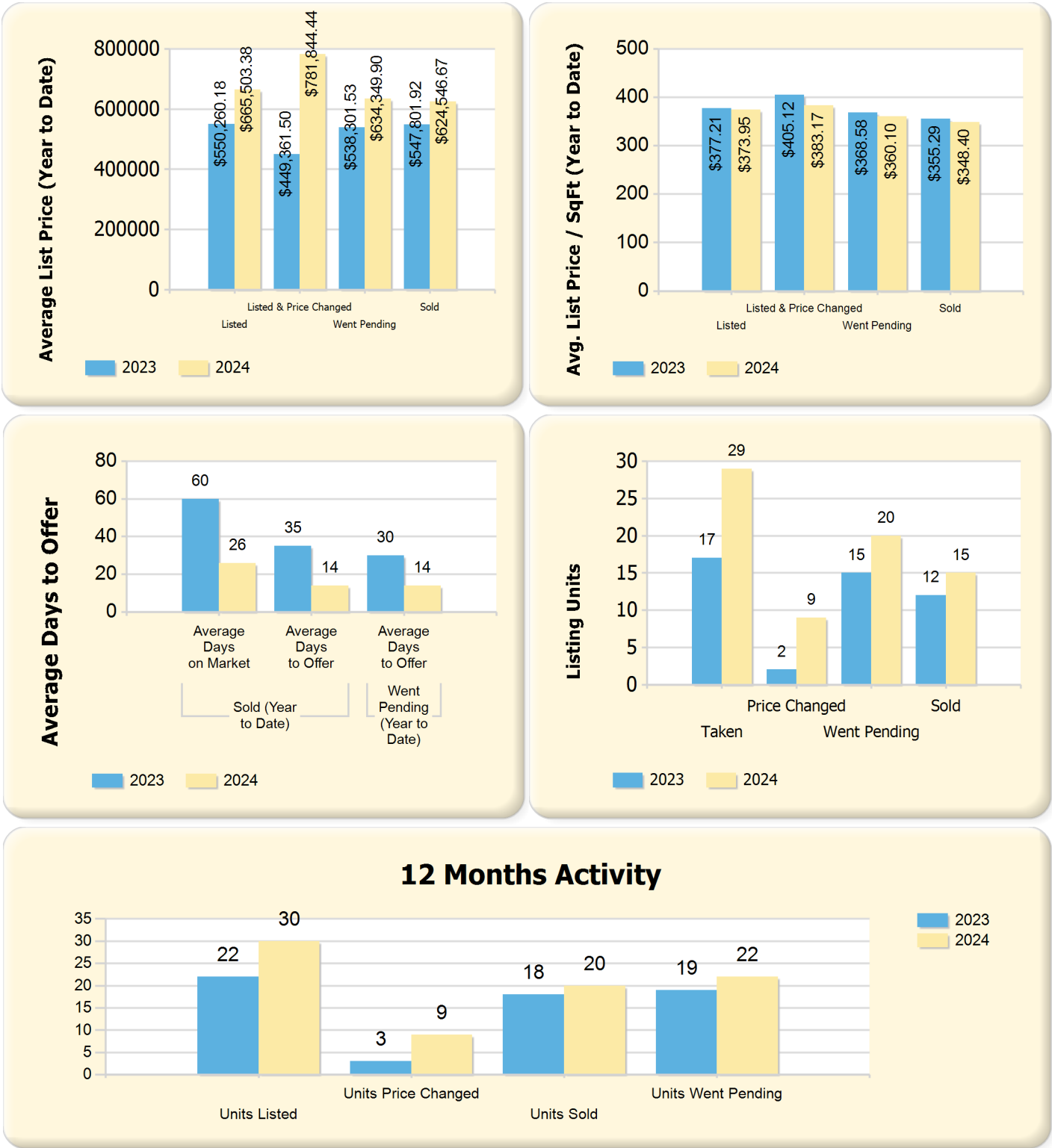
Listing Inventory on September 30	2023	2024	Var.	Var. %	Trend
Listing Units	13	7	-6	-46.15%	↓
Average Days on Market	81	63	-18	-22.22%	↓
Average List Price	\$1,183,515.23	\$2,146,714.14	\$963,198.91	81.38%	↑
Average List \$ / SqFt	\$322.46	\$362.13	\$39.67	12.30%	↑
Approximate Absorption Rate	28.85%	44.05%	15.20%	52.69%	↑
Approximate Months Supply of Inventory	3.47	2.27	-1.20	-34.58%	↓
Listed (Year to Date)	2023	2024	Var.	Var. %	Trend
Listing Units (Taken)	55	50	-5	-9.09%	↓
Average Original List Price	\$1,054,701.51	\$1,159,961.68	\$105,260.17	9.98%	↑
Average Original List \$ / SqFt	\$307.41	\$354.72	\$47.31	15.39%	↑
Went Pending (Year to Date)	2023	2024	Var.	Var. %	Trend
Listing Units (Went Pending)	33	33	0	0%	↔
Average List Price	\$829,857.52	\$932,154.48	\$102,296.96	12.33%	↑
Average List \$ / SqFt	\$281.67	\$315.54	\$33.87	12.02%	↑
Average Days to Offer	33	26	-7	-21.21%	↓
Listed & Price Changed (Year to Date)	2023	2024	Var.	Var. %	Trend
Listing Units (Price Changed)	14	17	3	21.43%	↑
Average Original List Price	\$1,109,706.36	\$1,187,699.94	\$77,993.58	7.03%	↑
Average Original List \$ / SqFt	\$310.39	\$394.12	\$83.73	26.98%	↑
Sold (Year to Date)	2023	2024	Var.	Var. %	Trend
Closed Units (Sold)	28	27	-1	-3.57%	↓
Average Days on Market	45	31	-14	-31.11%	↓
Average Days to Offer	38	20	-18	-47.37%	↓
Average Sale Price	\$791,964.29	\$979,940.74	\$187,976.45	23.74%	↑
Average Sale \$ / SqFt	\$277.61	\$315.15	\$37.54	13.52%	↑
Average List Price	\$794,178.54	\$966,159.15	\$171,980.61	21.66%	↑
Average List \$ / SqFt	\$278.23	\$308.14	\$29.91	10.75%	↑
Average Original List Price	\$814,553.54	\$993,570.22	\$179,016.68	21.98%	↑
Average Original List \$ / SqFt	\$284.17	\$315.39	\$31.22	10.99%	↑
Average Sale Price as % of List Price	99.69%	102.44%	2.75%	2.76%	↑
Average Sale Price as % of Original List Price	97.56%	100.07%	2.51%	2.57%	↑
Sold Units - Short Sale	1	0	-1	-100%	↓
Sold Units - Lender-Owned	1	1	0	0%	↔
12-Month Activity as of September 30	2023	2024	Var.	Var. %	Trend
Units Listed	65	61	-4	-6.15%	↓
Units Price Changed	18	22	4	22.22%	↑
Units Went Pending	48	42	-6	-12.50%	↓
Units Sold	45	37	-8	-17.78%	↓

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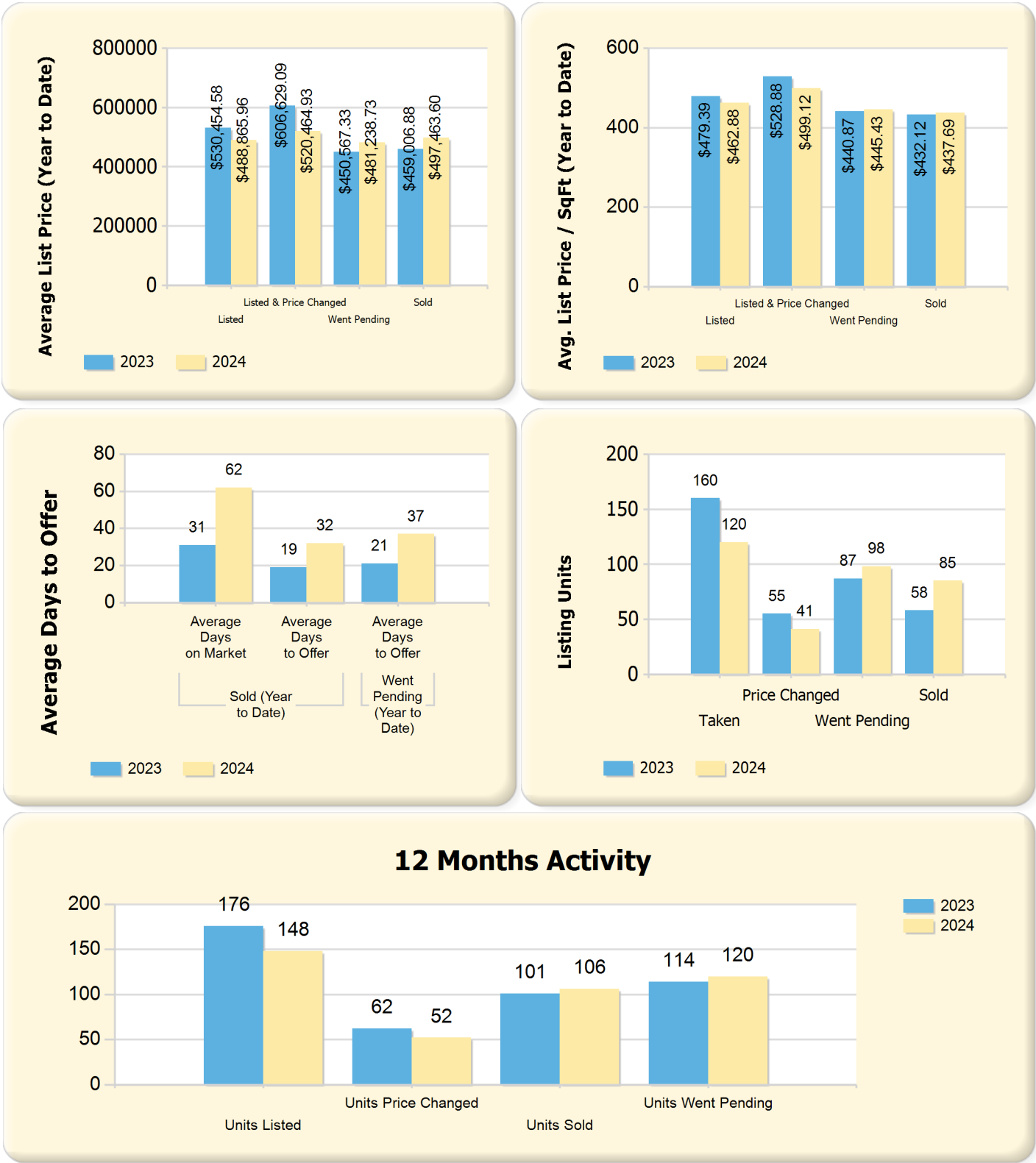


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## Condominium



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