

Zip Code 02151, MA Area Market Review

2025 vs. 2024 As of June 30, 2025

Prepared by Gabriel J. Ochoa on Wednesday, September 17, 2025

Single Family

Listing Inventory on June 30	2024	2025	Var.	Var. %	Trend
Listing Units	13	24	11	84.62%	↑
Average Days on Market	31	54	23	74.19%	↑
Average List Price	\$780,575.85	\$699,123.38	-\$81,452.47	-10.43%	↓
Average List \$ / SqFt	\$404.33	\$436.25	\$31.92	7.89%	↑
Approximate Absorption Rate	102.56%	45.83%	-56.73%	-55.31%	↓
Approximate Months Supply of Inventory	0.98	2.18	1.20	122.45%	↑
Listed (Year to Date)	2024	2025	Var.	Var. %	Trend
Listing Units (Taken)	101	92	-9	-8.91%	↓
Average Original List Price	\$652,892.73	\$684,337.04	\$31,444.31	4.82%	↑
Average Original List \$ / SqFt	\$381.83	\$398.27	\$16.44	4.31%	↑
Went Pending (Year to Date)	2024	2025	Var.	Var. %	Trend
Listing Units (Went Pending)	89	70	-19	-21.35%	↓
Average List Price	\$626,113.13	\$650,440.99	\$24,327.86	3.89%	↑
Average List \$ / SqFt	\$375.11	\$372.98	-\$2.13	-0.57%	↓
Average Days to Offer	14	18	4	28.57%	↑
Listed & Price Changed (Year to Date)	2024	2025	Var.	Var. %	Trend
Listing Units (Price Changed)	12	20	8	66.67%	↑
Average Original List Price	\$711,841.50	\$739,254.95	\$27,413.45	3.85%	↑
Average Original List \$ / SqFt	\$451.41	\$433.84	-\$17.57	-3.89%	↓
Sold (Year to Date)	2024	2025	Var.	Var. %	Trend
Closed Units (Sold)	77	52	-25	-32.47%	↓
Average Days on Market	28	42	14	50%	↑
Average Days to Offer	16	23	7	43.75%	↑
Average Sale Price	\$628,623.08	\$653,832.69	\$25,209.61	4.01%	↑
Average Sale \$ / SqFt	\$383.71	\$372.11	-\$11.60	-3.02%	↓
Average List Price	\$612,633.65	\$630,782.08	\$18,148.43	2.96%	↑
Average List \$ / SqFt	\$372.61	\$357.12	-\$15.49	-4.16%	↓
Average Original List Price	\$618,410.26	\$637,399.48	\$18,989.22	3.07%	↑
Average Original List \$ / SqFt	\$376.58	\$360.66	-\$15.92	-4.23%	↓
Average Sale Price as % of List Price	103.10%	104.26%	1.16%	1.13%	↑
Average Sale Price as % of Original List Price	102.31%	103.38%	1.07%	1.05%	↑
Sold Units - Short Sale	0	0	0	0%	↔
Sold Units - Lender-Owned	1	0	-1	-100%	↓
12-Month Activity as of June 30	2024	2025	Var.	Var. %	Trend
Units Listed	191	184	-7	-3.66%	↓
Units Price Changed	34	37	3	8.82%	↑
Units Went Pending	163	153	-10	-6.13%	↓
Units Sold	160	132	-28	-17.50%	↓

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Condominium

Listing Inventory on June 30	2024	2025	Var.	Var. %	Trend
Listing Units	46	37	-9	-19.57%	↓
Average Days on Market	63	50	-13	-20.63%	↓
Average List Price	\$371,247.80	\$472,833.76	\$101,585.96	27.36%	↑
Average List \$ / SqFt	\$508.72	\$513.98	\$5.26	1.03%	↑
Approximate Absorption Rate	16.85%	24.10%	7.25%	43.03%	↑
Approximate Months Supply of Inventory	5.94	4.15	-1.79	-30.13%	↓
Listed (Year to Date)	2024	2025	Var.	Var. %	Trend
Listing Units (Taken)	97	126	29	29.90%	↑
Average Original List Price	\$478,548.62	\$467,970.22	-\$10,578.40	-2.21%	↓
Average Original List \$ / SqFt	\$489.83	\$493.59	\$3.76	0.77%	↑
Went Pending (Year to Date)	2024	2025	Var.	Var. %	Trend
Listing Units (Went Pending)	64	86	22	34.38%	↑
Average List Price	\$478,879.95	\$465,089.08	-\$13,790.87	-2.88%	↓
Average List \$ / SqFt	\$468.50	\$487.20	\$18.70	3.99%	↑
Average Days to Offer	18	46	28	155.56%	↑
Listed & Price Changed (Year to Date)	2024	2025	Var.	Var. %	Trend
Listing Units (Price Changed)	10	28	18	180%	↑
Average Original List Price	\$524,480.00	\$454,438.93	-\$70,041.07	-13.35%	↓
Average Original List \$ / SqFt	\$495.25	\$471.85	-\$23.40	-4.72%	↓
Sold (Year to Date)	2024	2025	Var.	Var. %	Trend
Closed Units (Sold)	46	61	15	32.61%	↑
Average Days on Market	26	65	39	150%	↑
Average Days to Offer	18	42	24	133.33%	↑
Average Sale Price	\$488,386.96	\$457,695.08	-\$30,691.88	-6.28%	↓
Average Sale \$ / SqFt	\$445.58	\$470.13	\$24.55	5.51%	↑
Average List Price	\$482,819.30	\$459,954.80	-\$22,864.50	-4.74%	↓
Average List \$ / SqFt	\$441.17	\$474.15	\$32.98	7.48%	↑
Average Original List Price	\$484,449.74	\$469,372.87	-\$15,076.87	-3.11%	↓
Average Original List \$ / SqFt	\$442.69	\$484.91	\$42.22	9.54%	↑
Average Sale Price as % of List Price	101.26%	99.24%	-2.02%	-1.99%	↓
Average Sale Price as % of Original List Price	100.90%	97.01%	-3.89%	-3.86%	↓
Sold Units - Short Sale	0	0	0	0%	↔
Sold Units - Lender-Owned	0	0	0	0%	↔
12-Month Activity as of June 30	2024	2025	Var.	Var. %	Trend
Units Listed	166	207	41	24.70%	↑
Units Price Changed	41	55	14	34.15%	↑
Units Went Pending	112	147	35	31.25%	↑
Units Sold	93	107	14	15.05%	↑

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Multi Family

Listing Inventory on June 30	2024	2025	Var.	Var. %	Trend
Listing Units	9	12	3	33.33%	↑
Average Days on Market	21	37	16	76.19%	↑
Average List Price	\$850,400.78	\$1,038,883.33	\$188,482.55	22.16%	↑
Average List \$ / SqFt	\$399.70	\$369.03	-\$30.67	-7.67%	↓
Approximate Absorption Rate	61.11%	60.42%	-0.69%	-1.13%	↓
Approximate Months Supply of Inventory	1.64	1.66	0.02	1.22%	↑
Listed (Year to Date)	2024	2025	Var.	Var. %	Trend
Listing Units (Taken)	60	66	6	10%	↑
Average Original List Price	\$853,804.27	\$959,361.00	\$105,556.73	12.36%	↑
Average Original List \$ / SqFt	\$341.23	\$355.35	\$14.12	4.14%	↑
Went Pending (Year to Date)	2024	2025	Var.	Var. %	Trend
Listing Units (Went Pending)	50	52	2	4%	↑
Average List Price	\$861,436.98	\$949,192.81	\$87,755.83	10.19%	↑
Average List \$ / SqFt	\$329.96	\$357.59	\$27.63	8.37%	↑
Average Days to Offer	15	21	6	40%	↑
Listed & Price Changed (Year to Date)	2024	2025	Var.	Var. %	Trend
Listing Units (Price Changed)	3	10	7	233.33%	↑
Average Original List Price	\$878,207.67	\$978,784.50	\$100,576.83	11.45%	↑
Average Original List \$ / SqFt	\$350.86	\$377.89	\$27.03	7.70%	↑
Sold (Year to Date)	2024	2025	Var.	Var. %	Trend
Closed Units (Sold)	38	39	1	2.63%	↑
Average Days on Market	24	28	4	16.67%	↑
Average Days to Offer	18	17	-1	-5.56%	↓
Average Sale Price	\$856,942.11	\$934,266.92	\$77,324.81	9.02%	↑
Average Sale \$ / SqFt	\$335.53	\$359.79	\$24.26	7.23%	↑
Average List Price	\$837,037.68	\$920,338.85	\$83,301.17	9.95%	↑
Average List \$ / SqFt	\$326.76	\$355.16	\$28.40	8.69%	↑
Average Original List Price	\$848,566.63	\$928,974.74	\$80,408.11	9.48%	↑
Average Original List \$ / SqFt	\$330.92	\$357.89	\$26.97	8.15%	↑
Average Sale Price as % of List Price	103%	101.70%	-1.30%	-1.26%	↓
Average Sale Price as % of Original List Price	101.90%	101.07%	-0.83%	-0.81%	↓
Sold Units - Short Sale	0	0	0	0%	↔
Sold Units - Lender-Owned	1	0	-1	-100%	↓
12-Month Activity as of June 30	2024	2025	Var.	Var. %	Trend
Units Listed	92	128	36	39.13%	↑
Units Price Changed	12	21	9	75%	↑
Units Went Pending	77	100	23	29.87%	↑
Units Sold	66	87	21	31.82%	↑

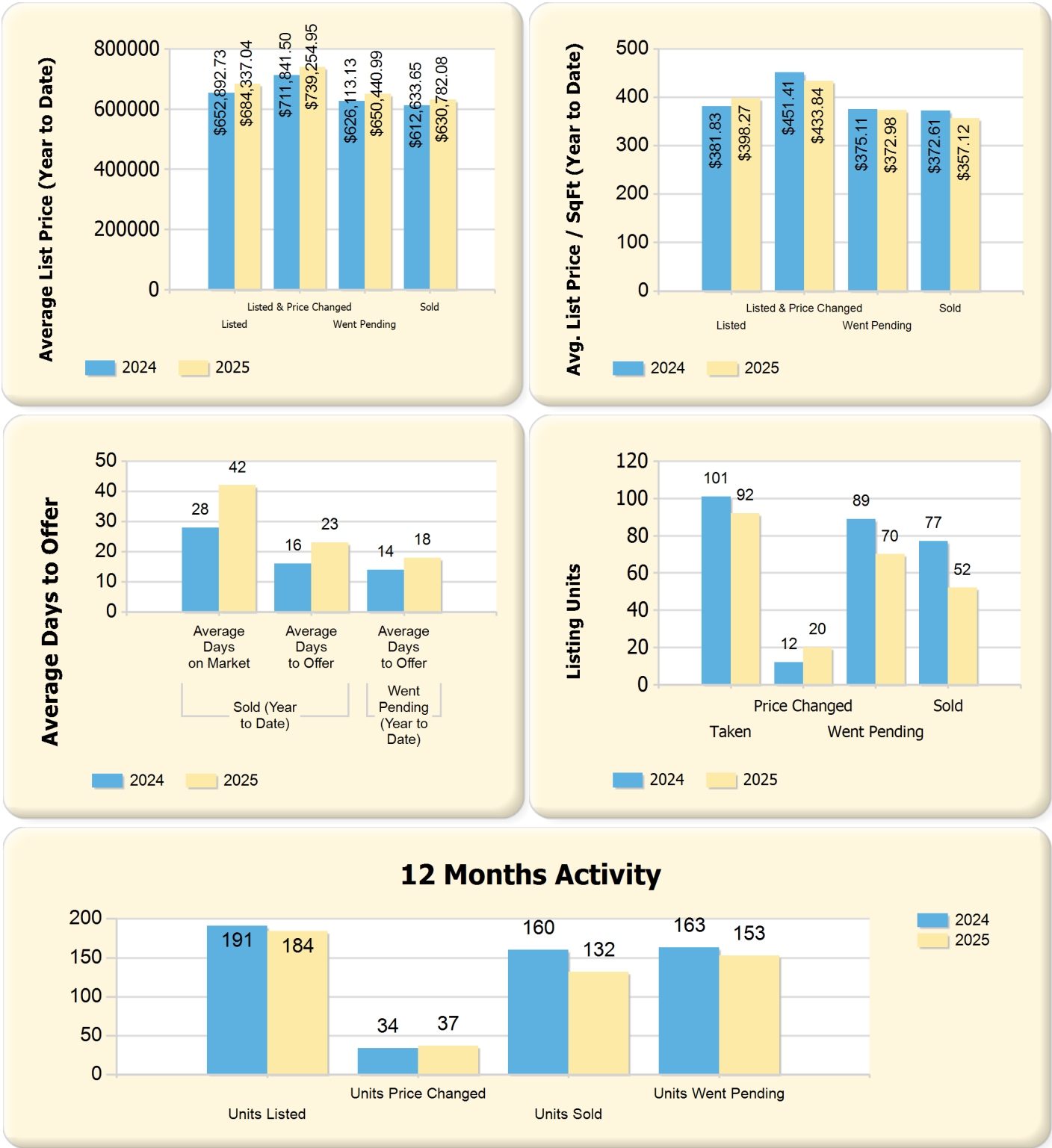
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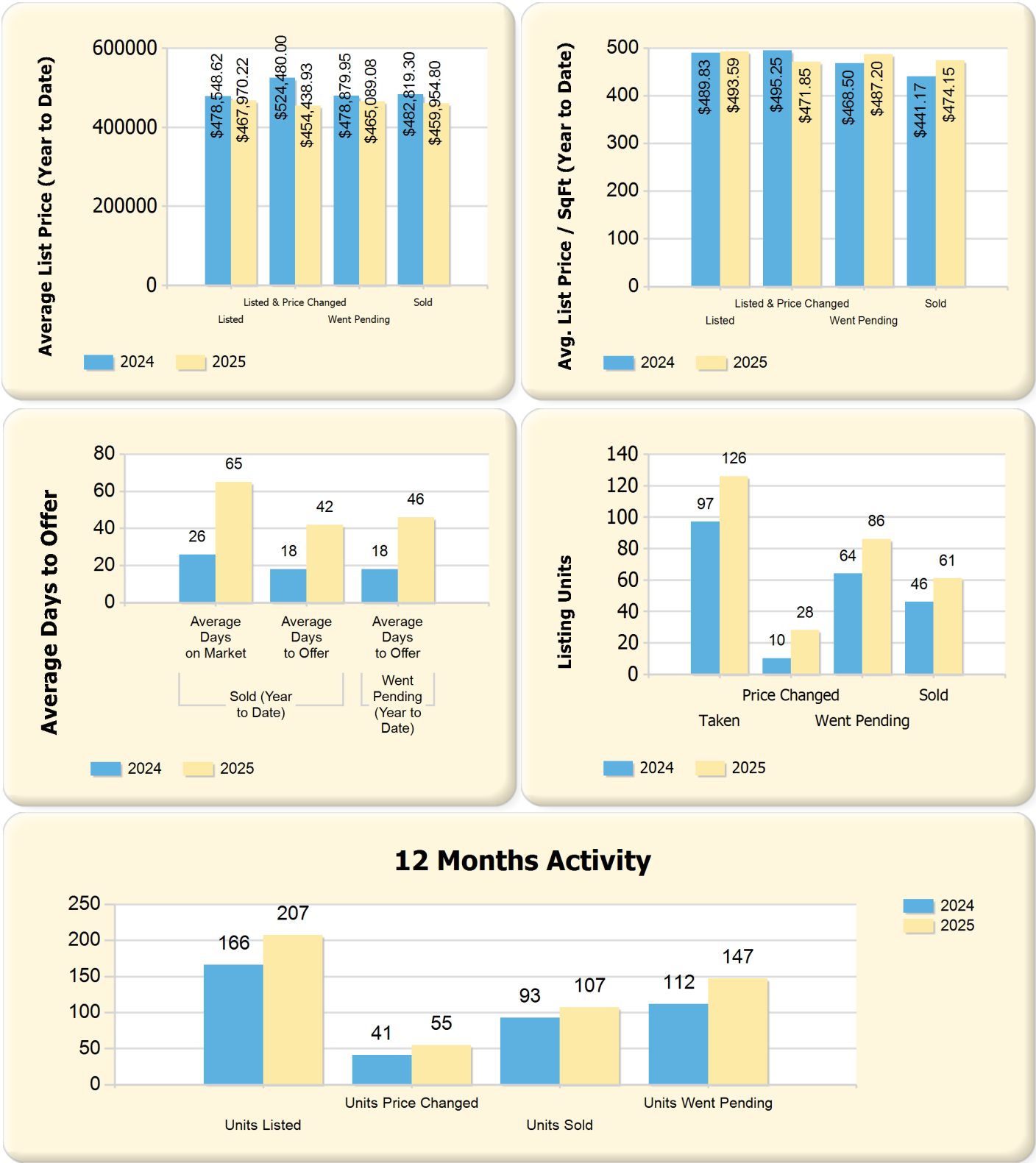


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