

# Zip Code 02151, MA Area Market Review

2025 vs. 2024 As of September 30, 2025

Prepared by Gabriel J. Ochoa on Wednesday, January 28, 2026

## Single Family

Listing Inventory on September 30	2024	2025	Var.	Var. %	Trend
Listing Units	16	22	6	37.50%	↑
Average Days on Market	40	58	18	45%	↑
Average List Price	\$721,293.69	\$737,921.41	\$16,627.72	2.31%	↑
Average List \$ / SqFt	\$424.11	\$376.35	-\$47.76	-11.26%	↓
Approximate Absorption Rate	84.90%	49.62%	-35.28%	-41.55%	↓
Approximate Months Supply of Inventory	1.18	2.02	0.84	71.19%	↑
Listed (Year to Date)	2024	2025	Var.	Var. %	Trend
Listing Units (Taken)	156	140	-16	-10.26%	↓
Average Original List Price	\$661,260.33	\$701,639.76	\$40,379.43	6.11%	↑
Average Original List \$ / SqFt	\$382.27	\$400.11	\$17.84	4.67%	↑
Went Pending (Year to Date)	2024	2025	Var.	Var. %	Trend
Listing Units (Went Pending)	137	108	-29	-21.17%	↓
Average List Price	\$640,696.36	\$673,967.99	\$33,271.63	5.19%	↑
Average List \$ / SqFt	\$371.46	\$390.84	\$19.38	5.22%	↑
Average Days to Offer	14	19	5	35.71%	↑
Listed & Price Changed (Year to Date)	2024	2025	Var.	Var. %	Trend
Listing Units (Price Changed)	22	41	19	86.36%	↑
Average Original List Price	\$751,263.00	\$732,448.02	-\$18,814.98	-2.50%	↓
Average Original List \$ / SqFt	\$447.63	\$418.68	-\$28.95	-6.47%	↓
Sold (Year to Date)	2024	2025	Var.	Var. %	Trend
Closed Units (Sold)	122	93	-29	-23.77%	↓
Average Days on Market	26	35	9	34.62%	↑
Average Days to Offer	15	22	7	46.67%	↑
Average Sale Price	\$651,819.48	\$664,352.69	\$12,533.21	1.92%	↑
Average Sale \$ / SqFt	\$380.91	\$387.87	\$6.96	1.83%	↑
Average List Price	\$635,919.04	\$647,539.39	\$11,620.35	1.83%	↑
Average List \$ / SqFt	\$370.50	\$377.35	\$6.85	1.85%	↑
Average Original List Price	\$642,504.28	\$654,293.18	\$11,788.90	1.83%	↑
Average Original List \$ / SqFt	\$374.70	\$382.11	\$7.41	1.98%	↑
Average Sale Price as % of List Price	102.96%	103.10%	0.14%	0.14%	↑
Average Sale Price as % of Original List Price	102.05%	101.96%	-0.09%	-0.09%	↓
Sold Units - Short Sale	0	0	0	0%	↔
Sold Units - Lender-Owned	1	0	-1	-100%	↓
12-Month Activity as of September 30	2024	2025	Var.	Var. %	Trend
Units Listed	196	177	-19	-9.69%	↓
Units Price Changed	36	46	10	27.78%	↑
Units Went Pending	170	144	-26	-15.29%	↓
Units Sold	163	131	-32	-19.63%	↓

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## Condominium

Listing Inventory on September 30	2024	2025	Var.	Var. %	Trend
Listing Units	39	41	2	5.13%	↑
Average Days on Market	93	81	-12	-12.90%	↓
Average List Price	\$481,853.82	\$467,443.68	-\$14,410.14	-2.99%	↓
Average List \$ / SqFt	\$507.65	\$477.05	-\$30.60	-6.03%	↓
Approximate Absorption Rate	18.80%	29.67%	10.87%	57.82%	↑
Approximate Months Supply of Inventory	5.32	3.37	-1.95	-36.65%	↓
Listed (Year to Date)	2024	2025	Var.	Var. %	Trend
Listing Units (Taken)	146	187	41	28.08%	↑
Average Original List Price	\$483,651.37	\$469,044.10	-\$14,607.27	-3.02%	↓
Average Original List \$ / SqFt	\$481.64	\$486.47	\$4.83	1%	↑
Went Pending (Year to Date)	2024	2025	Var.	Var. %	Trend
Listing Units (Went Pending)	99	142	43	43.43%	↑
Average List Price	\$476,472.86	\$452,268.23	-\$24,204.63	-5.08%	↓
Average List \$ / SqFt	\$463.69	\$477.26	\$13.57	2.93%	↑
Average Days to Offer	21	42	21	100%	↑
Listed & Price Changed (Year to Date)	2024	2025	Var.	Var. %	Trend
Listing Units (Price Changed)	41	64	23	56.10%	↑
Average Original List Price	\$504,778.02	\$486,820.58	-\$17,957.44	-3.56%	↓
Average Original List \$ / SqFt	\$523.52	\$493.55	-\$29.97	-5.72%	↓
Sold (Year to Date)	2024	2025	Var.	Var. %	Trend
Closed Units (Sold)	67	121	54	80.60%	↑
Average Days on Market	24	91	67	279.17%	↑
Average Days to Offer	16	43	27	168.75%	↑
Average Sale Price	\$494,547.76	\$440,262.81	-\$54,284.95	-10.98%	↓
Average Sale \$ / SqFt	\$445.51	\$484.39	\$38.88	8.73%	↑
Average List Price	\$489,025.43	\$443,121.40	-\$45,904.03	-9.39%	↓
Average List \$ / SqFt	\$440.61	\$488.86	\$48.25	10.95%	↑
Average Original List Price	\$490,741.85	\$450,554.40	-\$40,187.45	-8.19%	↓
Average Original List \$ / SqFt	\$442.36	\$496.67	\$54.31	12.28%	↑
Average Sale Price as % of List Price	101.46%	99.23%	-2.23%	-2.20%	↓
Average Sale Price as % of Original List Price	101.09%	97.57%	-3.52%	-3.48%	↓
Sold Units - Short Sale	0	0	0	0%	↔
Sold Units - Lender-Owned	0	0	0	0%	↔
12-Month Activity as of September 30	2024	2025	Var.	Var. %	Trend
Units Listed	188	220	32	17.02%	↑
Units Price Changed	62	74	12	19.35%	↑
Units Went Pending	122	168	46	37.70%	↑
Units Sold	88	146	58	65.91%	↑

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Multi Family

Listing Inventory on September 30	2024	2025	Var.	Var. %	Trend
Listing Units	9	15	6	66.67%	↑
Average Days on Market	37	56	19	51.35%	↑
Average List Price	\$936,330.33	\$1,042,839.93	\$106,509.60	11.38%	↑
Average List \$ / SqFt	\$420.78	\$378.07	-\$42.71	-10.15%	↓
Approximate Absorption Rate	74.07%	47.22%	-26.85%	-36.25%	↓
Approximate Months Supply of Inventory	1.35	2.12	0.77	57.04%	↑
Listed (Year to Date)	2024	2025	Var.	Var. %	Trend
Listing Units (Taken)	95	107	12	12.63%	↑
Average Original List Price	\$868,446.03	\$976,152.57	\$107,706.54	12.40%	↑
Average Original List \$ / SqFt	\$352.49	\$353.82	\$1.33	0.38%	↑
Went Pending (Year to Date)	2024	2025	Var.	Var. %	Trend
Listing Units (Went Pending)	81	73	-8	-9.88%	↓
Average List Price	\$868,244.12	\$972,205.84	\$103,961.72	11.97%	↑
Average List \$ / SqFt	\$341.73	\$359.59	\$17.86	5.23%	↑
Average Days to Offer	19	20	1	5.26%	↑
Listed & Price Changed (Year to Date)	2024	2025	Var.	Var. %	Trend
Listing Units (Price Changed)	14	25	11	78.57%	↑
Average Original List Price	\$945,529.07	\$1,001,293.80	\$55,764.73	5.90%	↑
Average Original List \$ / SqFt	\$412.96	\$384.56	-\$28.40	-6.88%	↓
Sold (Year to Date)	2024	2025	Var.	Var. %	Trend
Closed Units (Sold)	63	61	-2	-3.17%	↓
Average Days on Market	23	28	5	21.74%	↑
Average Days to Offer	16	19	3	18.75%	↑
Average Sale Price	\$895,925.08	\$941,039.51	\$45,114.43	5.04%	↑
Average Sale \$ / SqFt	\$337.77	\$354.91	\$17.14	5.07%	↑
Average List Price	\$869,673.63	\$930,334.85	\$60,661.22	6.98%	↑
Average List \$ / SqFt	\$327.30	\$350.38	\$23.08	7.05%	↑
Average Original List Price	\$878,929.19	\$938,987.31	\$60,058.12	6.83%	↑
Average Original List \$ / SqFt	\$330.81	\$353.57	\$22.76	6.88%	↑
Average Sale Price as % of List Price	103.47%	101.59%	-1.88%	-1.82%	↓
Average Sale Price as % of Original List Price	102.54%	100.80%	-1.74%	-1.70%	↓
Sold Units - Short Sale	0	0	0	0%	↔
Sold Units - Lender-Owned	1	0	-1	-100%	↓
12-Month Activity as of September 30	2024	2025	Var.	Var. %	Trend
Units Listed	110	134	24	21.82%	↑
Units Price Changed	20	28	8	40%	↑
Units Went Pending	96	92	-4	-4.17%	↓
Units Sold	80	85	5	6.25%	↑

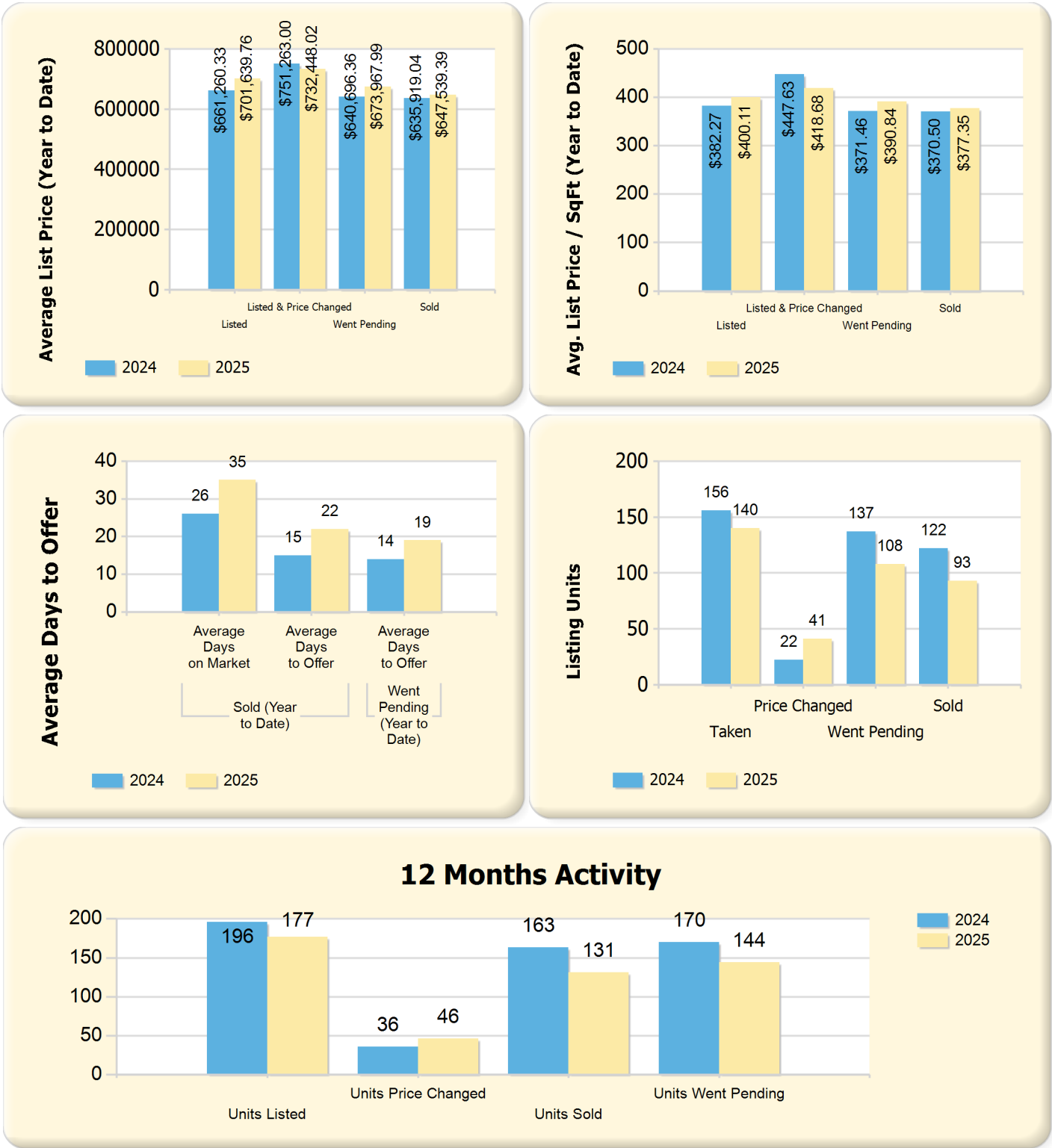
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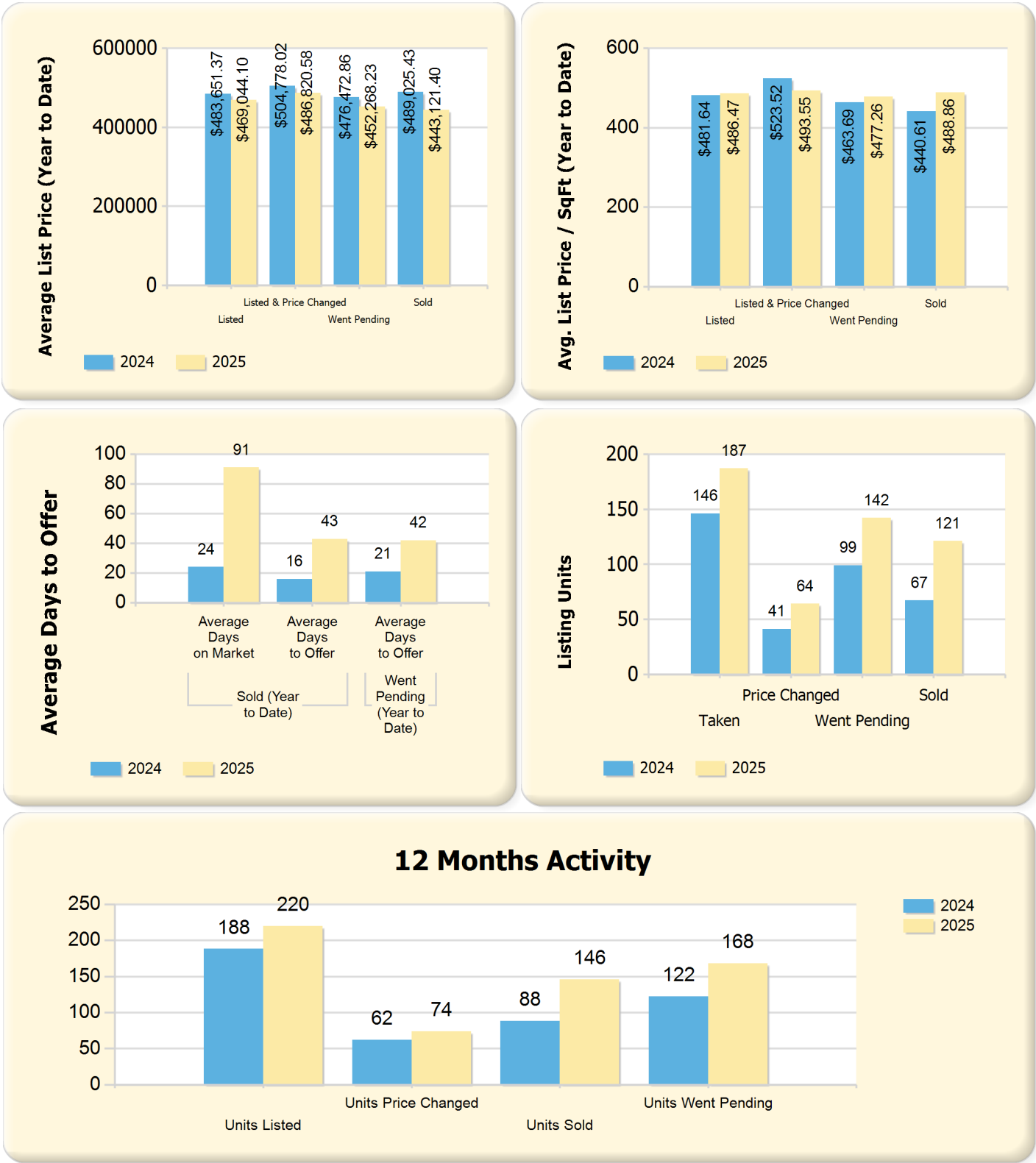


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## Condominium



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