

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

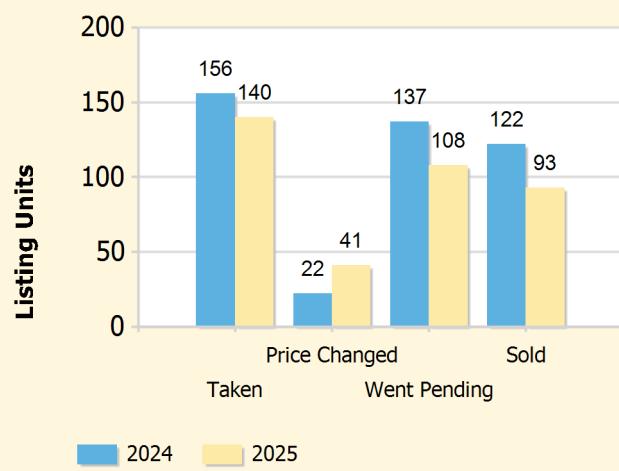
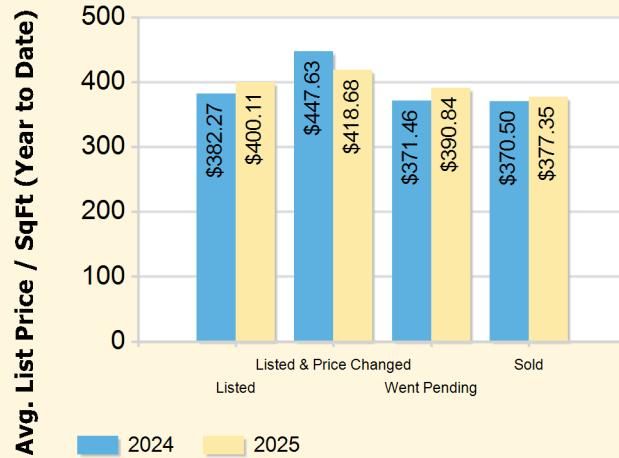
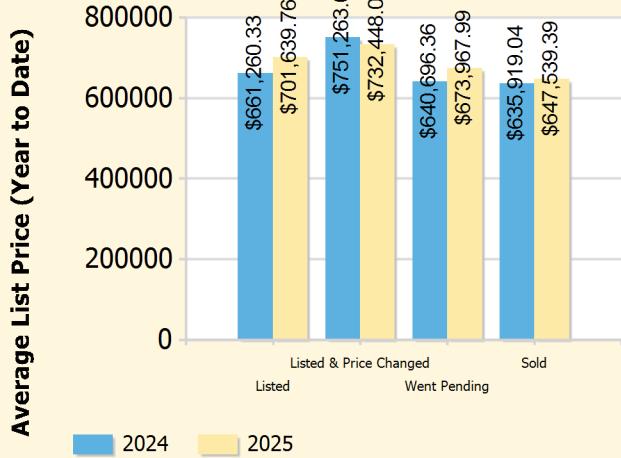
Listing Inventory on September 30	2024	2025	Var.	Var. %	Trend
Listing Units	9	15	6	66.67%	↑
Average Days on Market	37	56	19	51.35%	↑
Average List Price	\$936,330.33	\$1,042,839.93	\$106,509.60	11.38%	↑
Average List \$ / SqFt	\$420.78	\$378.07	-\$42.71	-10.15%	↓
Approximate Absorption Rate	74.07%	47.22%	-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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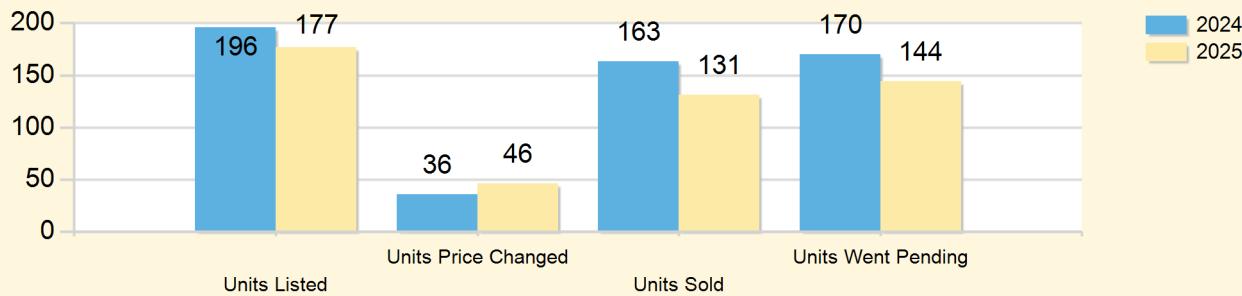
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Single Family



12 Months Activity

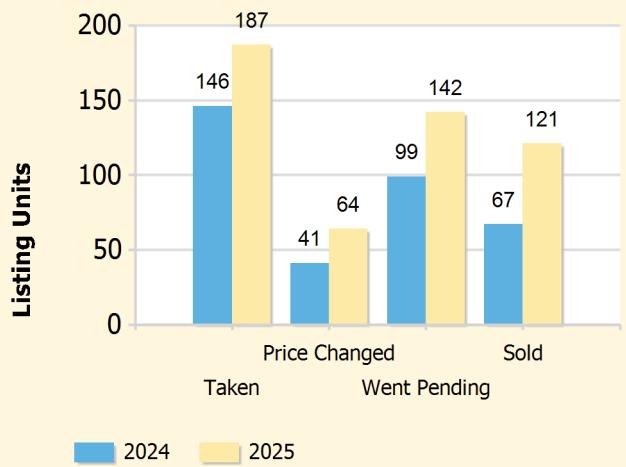
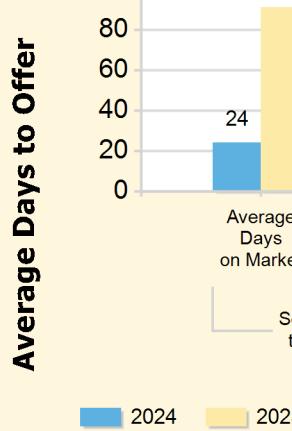
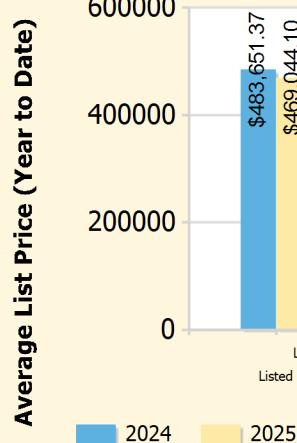


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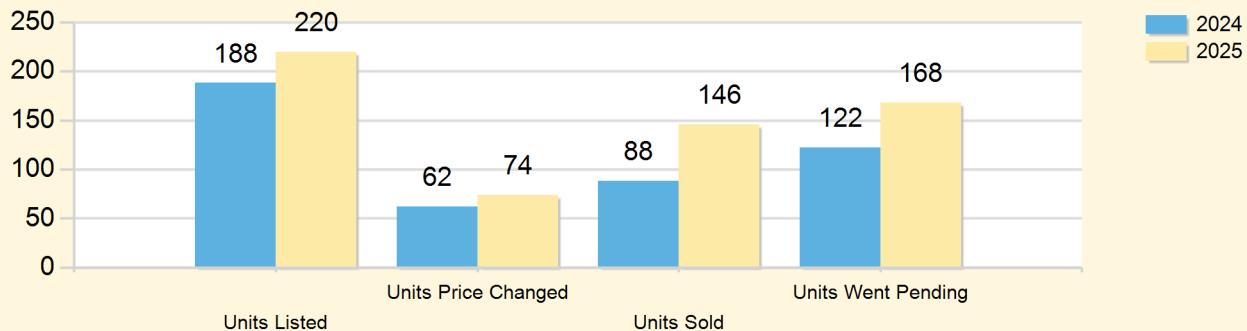
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Condominium



12 Months Activity

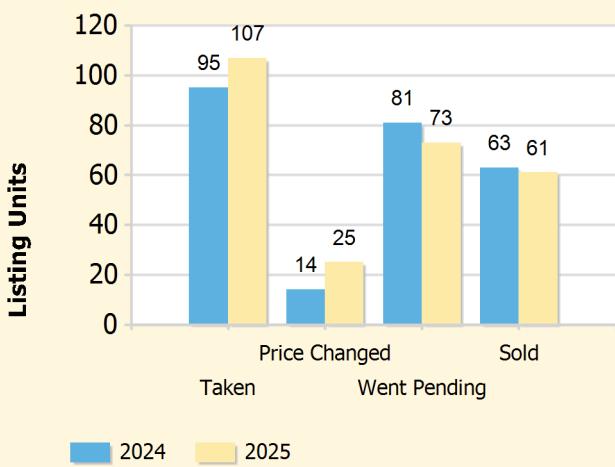
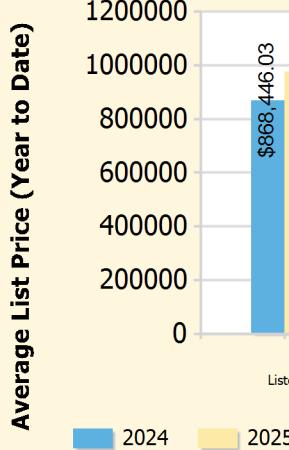


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Multi Family



12 Months Activity

