

Zip Code 02151, MA Area Market Review

2025 vs. 2024 As of December 31, 2025

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

Single Family

Listing Inventory on December 31	2024	2025	Var.	Var. %	Trend
Listing Units	12	10	-2	-16.67%	⬇️
Average Days on Market	89	70	-19	-21.35%	⬇️
Average List Price	\$767,383.25	\$721,290.00	-\$46,093.25	-6.01%	⬇️
Average List \$ / SqFt	\$416.08	\$443.59	\$27.51	6.61%	⬆️
Approximate Absorption Rate	109.03%	109.17%	0.14%	0.13%	⬆️
Approximate Months Supply of Inventory	0.92	0.92	0.00	0%	↔️
Listed (Year to Date)	2024	2025	Var.	Var. %	Trend
Listing Units (Taken)	193	181	-12	-6.22%	⬇️
Average Original List Price	\$656,850.75	\$696,498.36	\$39,647.61	6.04%	⬆️
Average Original List \$ / SqFt	\$380.40	\$404.97	\$24.57	6.46%	⬆️
Went Pending (Year to Date)	2024	2025	Var.	Var. %	Trend
Listing Units (Went Pending)	170	146	-24	-14.12%	⬇️
Average List Price	\$633,976.46	\$676,893.67	\$42,917.21	6.77%	⬆️
Average List \$ / SqFt	\$370.19	\$392.65	\$22.46	6.07%	⬆️
Average Days to Offer	15	21	6	40%	⬆️
Listed & Price Changed (Year to Date)	2024	2025	Var.	Var. %	Trend
Listing Units (Price Changed)	32	49	17	53.13%	⬆️
Average Original List Price	\$730,174.13	\$724,100.92	-\$6,073.21	-0.83%	⬇️
Average Original List \$ / SqFt	\$426.66	\$412.81	-\$13.85	-3.25%	⬇️
Sold (Year to Date)	2024	2025	Var.	Var. %	Trend
Closed Units (Sold)	157	130	-27	-17.20%	⬇️
Average Days on Market	26	35	9	34.62%	⬆️
Average Days to Offer	14	21	7	50%	⬆️
Average Sale Price	\$648,425.97	\$678,412.31	\$29,986.34	4.62%	⬆️
Average Sale \$ / SqFt	\$380.65	\$396.45	\$15.80	4.15%	⬆️
Average List Price	\$631,596.32	\$665,920.58	\$34,324.26	5.43%	⬆️
Average List \$ / SqFt	\$369.42	\$388.30	\$18.88	5.11%	⬆️
Average Original List Price	\$637,350.45	\$675,822.14	\$38,471.69	6.04%	⬆️
Average Original List \$ / SqFt	\$373.14	\$393.78	\$20.64	5.53%	⬆️
Average Sale Price as % of List Price	103.14%	102.37%	-0.77%	-0.75%	⬇️
Average Sale Price as % of Original List Price	102.32%	101.03%	-1.29%	-1.26%	⬇️
Sold Units - Short Sale	0	0	0	0%	↔️
Sold Units - Lender-Owned	1	0	-1	-100%	⬇️
12-Month Activity as of December 31	2024	2025	Var.	Var. %	Trend
Units Listed	193	181	-12	-6.22%	⬇️
Units Price Changed	32	49	17	53.13%	⬆️
Units Went Pending	170	146	-24	-14.12%	⬇️
Units Sold	157	131	-26	-16.56%	⬇️

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2025 vs. 2024 As of December 31, 2025

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Condominium

Listing Inventory on December 31	2024	2025	Var.	Var. %	Trend
Listing Units	19	25	6	31.58%	↑
Average Days on Market	74	98	24	32.43%	↑
Average List Price	\$476,057.37	\$434,636.36	-\$41,421.01	-8.70%	↓
Average List \$ / SqFt	\$528.07	\$448.58	-\$79.49	-15.05%	↓
Approximate Absorption Rate	40.35%	59.67%	19.32%	47.88%	↑
Approximate Months Supply of Inventory	2.48	1.68	-0.80	-32.26%	↓
Listed (Year to Date)	2024	2025	Var.	Var. %	Trend
Listing Units (Taken)	179	236	57	31.84%	↑
Average Original List Price	\$477,689.80	\$460,031.03	-\$17,658.77	-3.70%	↓
Average Original List \$ / SqFt	\$486.73	\$480.43	-\$6.30	-1.29%	↓
Went Pending (Year to Date)	2024	2025	Var.	Var. %	Trend
Listing Units (Went Pending)	124	193	69	55.65%	↑
Average List Price	\$472,786.20	\$441,525.74	-\$31,260.46	-6.61%	↓
Average List \$ / SqFt	\$461.90	\$472.20	\$10.30	2.23%	↑
Average Days to Offer	24	46	22	91.67%	↑
Listed & Price Changed (Year to Date)	2024	2025	Var.	Var. %	Trend
Listing Units (Price Changed)	50	91	41	82%	↑
Average Original List Price	\$497,651.96	\$463,410.18	-\$34,241.78	-6.88%	↓
Average Original List \$ / SqFt	\$534.17	\$494.53	-\$39.64	-7.42%	↓
Sold (Year to Date)	2024	2025	Var.	Var. %	Trend
Closed Units (Sold)	92	179	87	94.57%	↑
Average Days on Market	27	85	58	214.81%	↑
Average Days to Offer	19	43	24	126.32%	↑
Average Sale Price	\$491,179.92	\$443,033.52	-\$48,146.40	-9.80%	↓
Average Sale \$ / SqFt	\$441.75	\$471.43	\$29.68	6.72%	↑
Average List Price	\$486,646.50	\$447,301.07	-\$39,345.43	-8.09%	↓
Average List \$ / SqFt	\$437.54	\$477.27	\$39.73	9.08%	↑
Average Original List Price	\$489,093.34	\$457,308.26	-\$31,785.08	-6.50%	↓
Average Original List \$ / SqFt	\$439.64	\$487.42	\$47.78	10.87%	↑
Average Sale Price as % of List Price	101.28%	98.87%	-2.41%	-2.38%	↓
Average Sale Price as % of Original List Price	100.81%	96.81%	-4%	-3.97%	↓
Sold Units - Short Sale	0	0	0	0%	↔
Sold Units - Lender-Owned	0	0	0	0%	↔
12-Month Activity as of December 31	2024	2025	Var.	Var. %	Trend
Units Listed	179	236	57	31.84%	↑
Units Price Changed	50	91	41	82%	↑
Units Went Pending	124	193	69	55.65%	↑
Units Sold	92	179	87	94.57%	↑

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2025 vs. 2024 As of December 31, 2025

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Multi Family

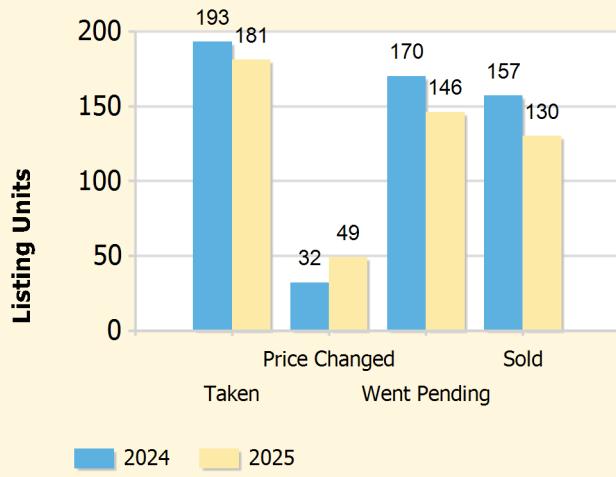
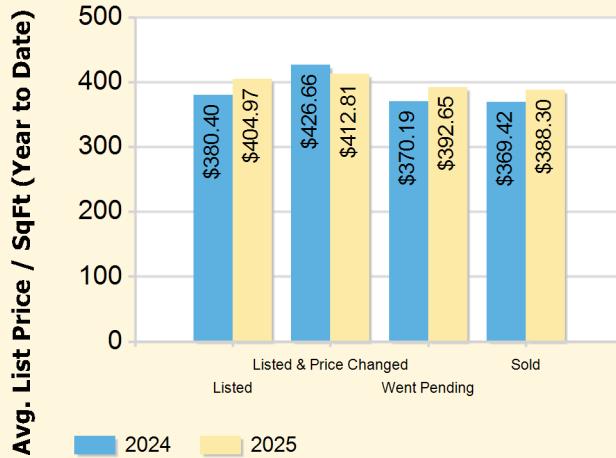
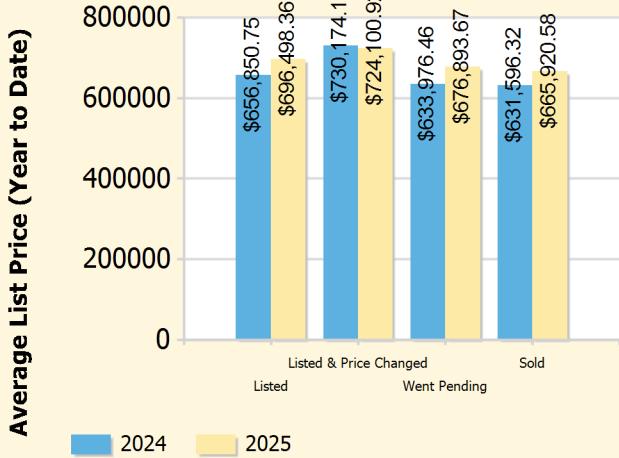
Listing Inventory on December 31	2024	2025	Var.	Var. %	Trend
Listing Units	8	10	2	25%	↑
Average Days on Market	45	74	29	64.44%	↑
Average List Price	\$1,160,212.50	\$1,025,879.90	-\$134,332.60	-11.58%	↓
Average List \$ / SqFt	\$441.50	\$407.54	-\$33.96	-7.69%	↓
Approximate Absorption Rate	89.58%	71.67%	-17.91%	-19.99%	↓
Approximate Months Supply of Inventory	1.12	1.40	0.28	25%	↑
Listed (Year to Date)	2024	2025	Var.	Var. %	Trend
Listing Units (Taken)	122	146	24	19.67%	↑
Average Original List Price	\$904,326.18	\$958,924.48	\$54,598.30	6.04%	↑
Average Original List \$ / SqFt	\$361.18	\$352.27	-\$8.91	-2.47%	↓
Went Pending (Year to Date)	2024	2025	Var.	Var. %	Trend
Listing Units (Went Pending)	99	98	-1	-1.01%	↓
Average List Price	\$873,350.46	\$941,691.58	\$68,341.12	7.83%	↑
Average List \$ / SqFt	\$342.14	\$351.62	\$9.48	2.77%	↑
Average Days to Offer	19	19	0	0%	↔
Listed & Price Changed (Year to Date)	2024	2025	Var.	Var. %	Trend
Listing Units (Price Changed)	18	37	19	105.56%	↑
Average Original List Price	\$998,072.56	\$990,157.97	-\$7,914.59	-0.79%	↓
Average Original List \$ / SqFt	\$444.39	\$361.52	-\$82.87	-18.65%	↓
Sold (Year to Date)	2024	2025	Var.	Var. %	Trend
Closed Units (Sold)	86	86	0	0%	↔
Average Days on Market	24	27	3	12.50%	↑
Average Days to Offer	17	18	1	5.88%	↑
Average Sale Price	\$899,584.65	\$944,956.95	\$45,372.30	5.04%	↑
Average Sale \$ / SqFt	\$350.23	\$356.03	\$5.80	1.66%	↑
Average List Price	\$879,179.31	\$937,025.31	\$57,846.00	6.58%	↑
Average List \$ / SqFt	\$342.12	\$352.30	\$10.18	2.98%	↑
Average Original List Price	\$888,354.90	\$944,545.10	\$56,190.20	6.33%	↑
Average Original List \$ / SqFt	\$345.68	\$355.16	\$9.48	2.74%	↑
Average Sale Price as % of List Price	102.69%	101.31%	-1.38%	-1.34%	↓
Average Sale Price as % of Original List Price	101.82%	100.61%	-1.21%	-1.19%	↓
Sold Units - Short Sale	0	0	0	0%	↔
Sold Units - Lender-Owned	1	0	-1	-100%	↓
12-Month Activity as of December 31	2024	2025	Var.	Var. %	Trend
Units Listed	122	146	24	19.67%	↑
Units Price Changed	18	37	19	105.56%	↑
Units Went Pending	99	98	-1	-1.01%	↓
Units Sold	86	86	0	0%	↔

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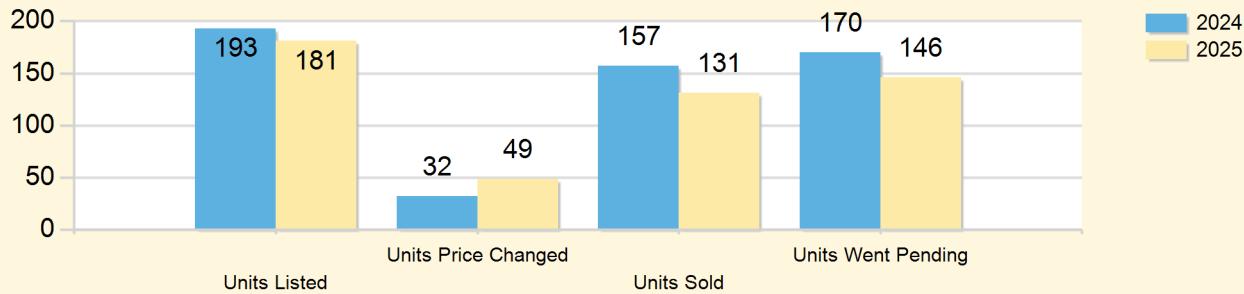
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Single Family



12 Months Activity

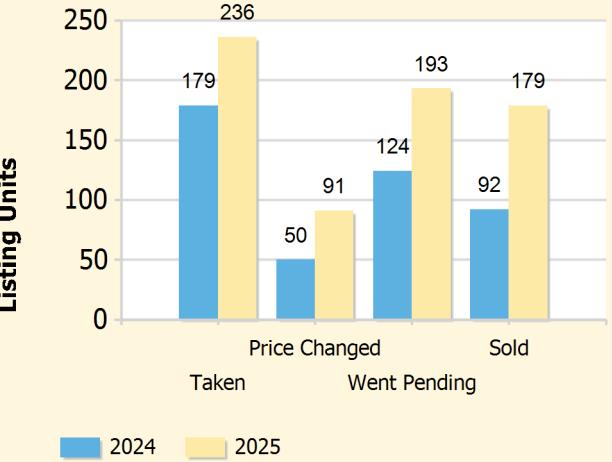
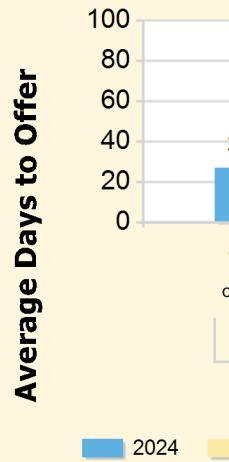
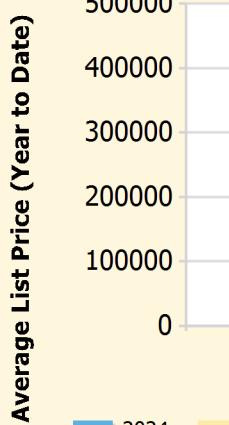


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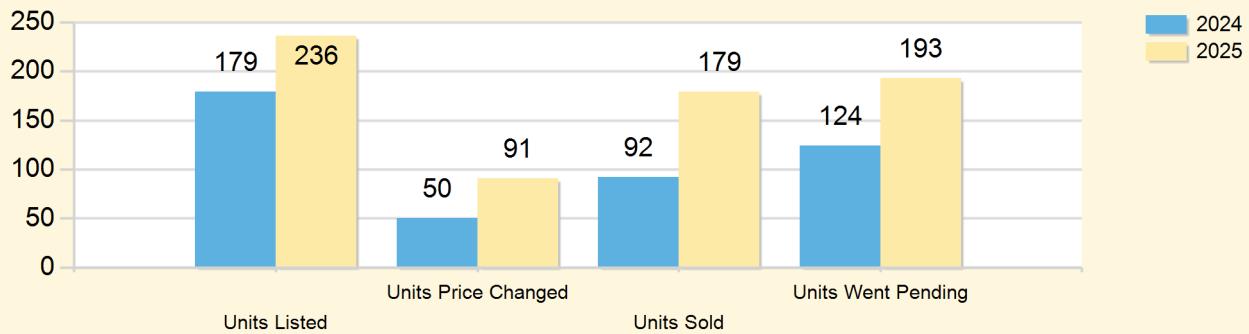
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Condominium



12 Months Activity



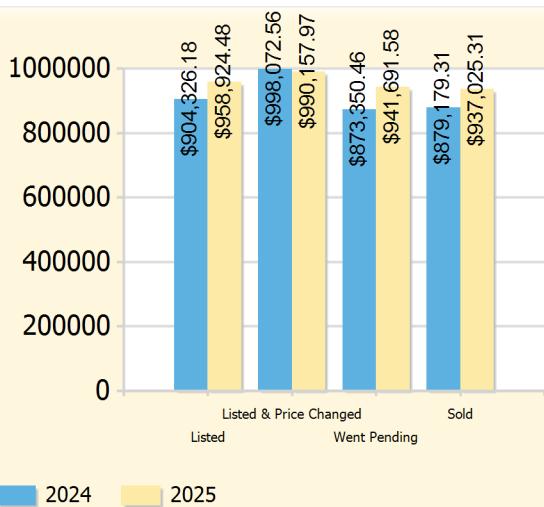
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Multi Family

Average List Price (Year to Date)



Avg. List Price / SqFt (Year to Date)



Average Days to Offer



Listing Units



12 Months Activity

