

# 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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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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## Multi Family

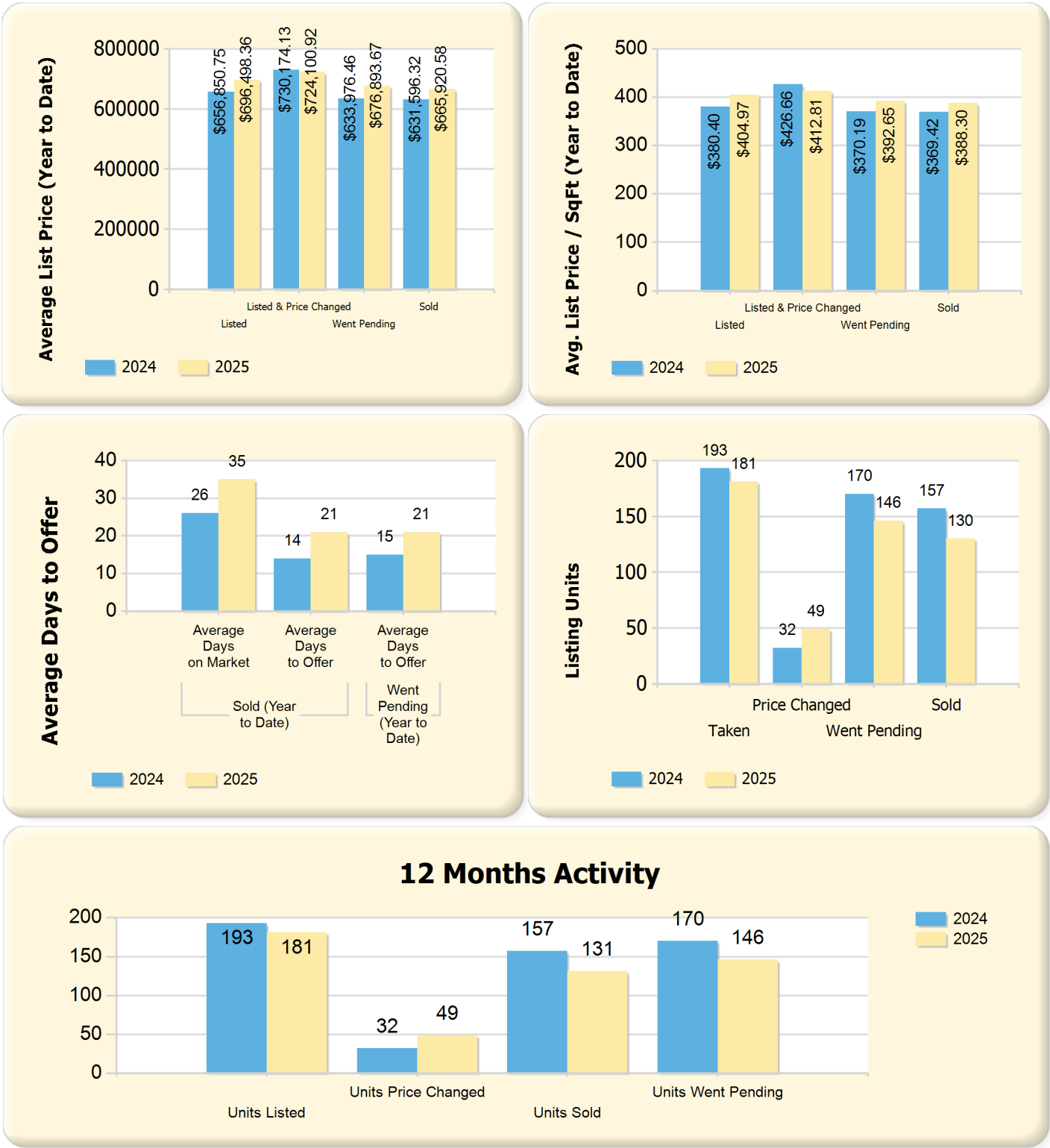
Listing Inventory on December 31	2024	2025	Var.	Var. %	Trend
Listing Units	8	10	2	25%	↑
Average Days on Market	45	74	29	64.44%	↑
Average List Price	\$1,160,212.50	\$1,025,879.90	-\$134,332.60	-11.58%	↓
Average List \$ / SqFt	\$441.50	\$407.54	-\$33.96	-7.69%	↓
Approximate Absorption Rate	89.58%	71.67%	-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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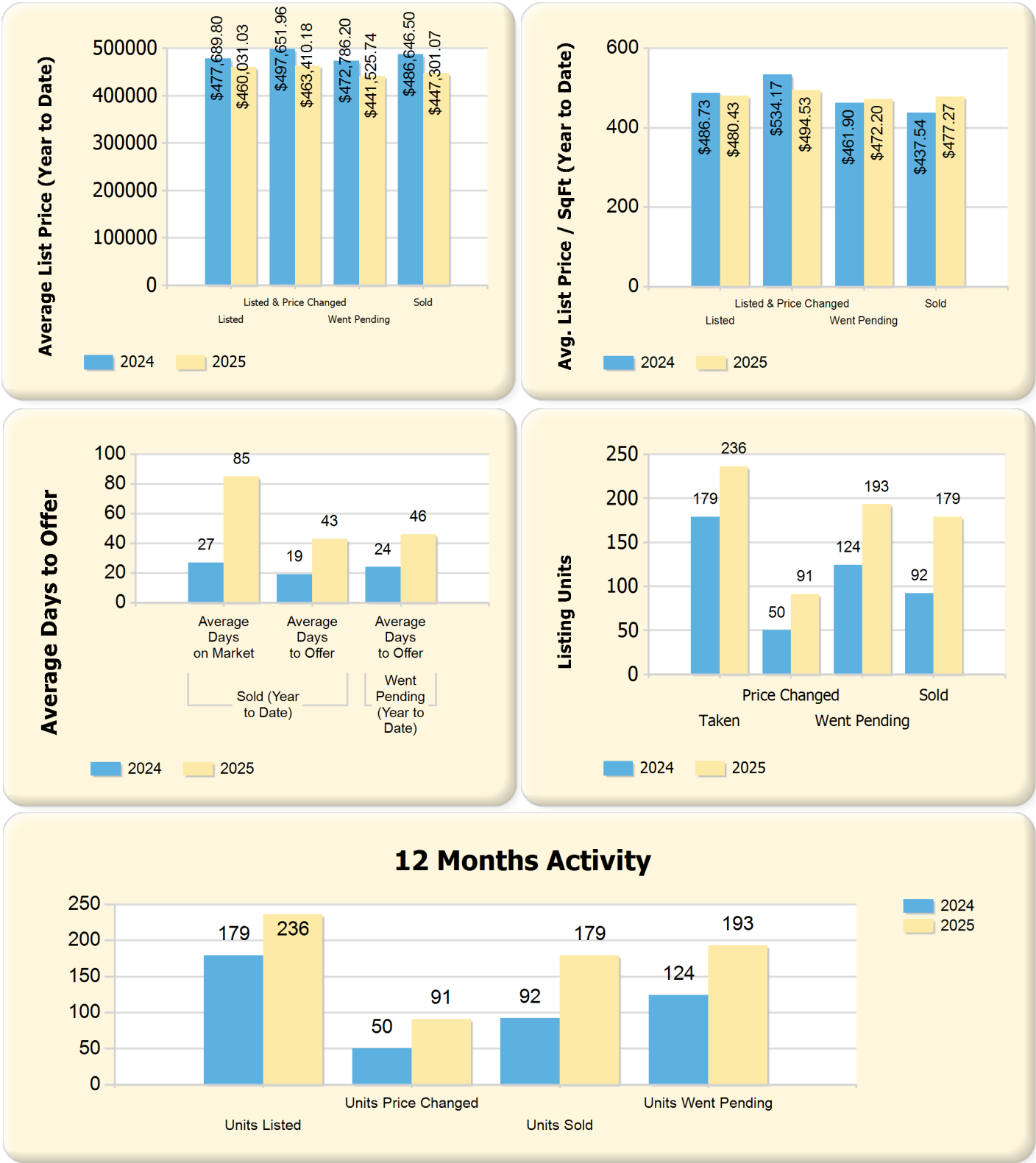


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## Condominium



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