

Zip Code 02149, MA Area Market Review

2025 vs. 2024 As of March 31, 2025

Prepared by Gabriel J. Ochoa on Monday, February 02, 2026

Single Family

| Listing Inventory on March 31 | 2024 | 2025 | Var. | Var. % | Trend |
|--|--------------|--------------|---------------|---------|-------|
| Listing Units | 5 | 6 | 1 | 20% | ↑ |
| Average Days on Market | 49 | 36 | -13 | -26.53% | ↓ |
| Average List Price | \$749,900.00 | \$630,933.33 | -\$118,966.67 | -15.86% | ↓ |
| Average List \$ / SqFt | \$399.77 | \$476.03 | \$76.26 | 19.08% | ↑ |
| Approximate Absorption Rate | 113.33% | 106.94% | -6.39% | -5.64% | ↓ |
| Approximate Months Supply of Inventory | 0.88 | 0.94 | 0.06 | 6.82% | ↑ |
| Listed (Year to Date) | 2024 | 2025 | Var. | Var. % | Trend |
| Listing Units (Taken) | 16 | 14 | -2 | -12.50% | ↓ |
| Average Original List Price | \$640,927.06 | \$651,242.86 | \$10,315.80 | 1.61% | ↑ |
| Average Original List \$ / SqFt | \$411.80 | \$479.58 | \$67.78 | 16.46% | ↑ |
| Went Pending (Year to Date) | 2024 | 2025 | Var. | Var. % | Trend |
| Listing Units (Went Pending) | 13 | 12 | -1 | -7.69% | ↓ |
| Average List Price | \$606,164.00 | \$662,891.67 | \$56,727.67 | 9.36% | ↑ |
| Average List \$ / SqFt | \$411.78 | \$455.35 | \$43.57 | 10.58% | ↑ |
| Average Days to Offer | 21 | 24 | 3 | 14.29% | ↑ |
| Listed & Price Changed (Year to Date) | 2024 | 2025 | Var. | Var. % | Trend |
| Listing Units (Price Changed) | 2 | 3 | 1 | 50% | ↑ |
| Average Original List Price | \$699,900.00 | \$619,933.33 | -\$79,966.67 | -11.43% | ↓ |
| Average Original List \$ / SqFt | \$395.92 | \$571.31 | \$175.39 | 44.30% | ↑ |
| Sold (Year to Date) | 2024 | 2025 | Var. | Var. % | Trend |
| Closed Units (Sold) | 7 | 15 | 8 | 114.29% | ↑ |
| Average Days on Market | 23 | 28 | 5 | 21.74% | ↑ |
| Average Days to Offer | 13 | 20 | 7 | 53.85% | ↑ |
| Average Sale Price | \$650,571.43 | \$643,800.00 | -\$6,771.43 | -1.04% | ↓ |
| Average Sale \$ / SqFt | \$415.62 | \$424.54 | \$8.92 | 2.15% | ↑ |
| Average List Price | \$641,176.14 | \$622,767.73 | -\$18,408.41 | -2.87% | ↓ |
| Average List \$ / SqFt | \$407.52 | \$409.11 | \$1.59 | 0.39% | ↑ |
| Average Original List Price | \$648,319.00 | \$633,034.40 | -\$15,284.60 | -2.36% | ↓ |
| Average Original List \$ / SqFt | \$413.28 | \$416.49 | \$3.21 | 0.78% | ↑ |
| Average Sale Price as % of List Price | 101.86% | 103.82% | 1.96% | 1.92% | ↑ |
| Average Sale Price as % of Original List Price | 100.60% | 102.31% | 1.71% | 1.70% | ↑ |
| Sold Units - Short Sale | 0 | 0 | 0 | 0% | ↔ |
| Sold Units - Lender-Owned | 0 | 0 | 0 | 0% | ↔ |
| 12-Month Activity as of March 31 | 2024 | 2025 | Var. | Var. % | Trend |
| Units Listed | 84 | 87 | 3 | 3.57% | ↑ |
| Units Price Changed | 16 | 18 | 2 | 12.50% | ↑ |
| Units Went Pending | 70 | 76 | 6 | 8.57% | ↑ |
| Units Sold | 68 | 77 | 9 | 13.24% | ↑ |

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Condominium

| Listing Inventory on March 31 | 2024 | 2025 | Var. | Var. % | Trend |
|--|--------------|--------------|--------------|---------|-------|
| Listing Units | 6 | 7 | 1 | 16.67% | ↑ |
| Average Days on Market | 9 | 30 | 21 | 233.33% | ↑ |
| Average List Price | \$418,800.00 | \$471,671.29 | \$52,871.29 | 12.62% | ↑ |
| Average List \$ / SqFt | \$535.55 | \$468.41 | -\$67.14 | -12.54% | ↓ |
| Approximate Absorption Rate | 76.39% | 82.14% | 5.75% | 7.53% | ↑ |
| Approximate Months Supply of Inventory | 1.31 | 1.22 | -0.09 | -6.87% | ↓ |
| Listed (Year to Date) | 2024 | 2025 | Var. | Var. % | Trend |
| Listing Units (Taken) | 22 | 20 | -2 | -9.09% | ↓ |
| Average Original List Price | \$462,868.09 | \$439,029.95 | -\$23,838.14 | -5.15% | ↓ |
| Average Original List \$ / SqFt | \$501.76 | \$490.01 | -\$11.75 | -2.34% | ↓ |
| Went Pending (Year to Date) | 2024 | 2025 | Var. | Var. % | Trend |
| Listing Units (Went Pending) | 21 | 17 | -4 | -19.05% | ↓ |
| Average List Price | \$454,438.00 | \$468,394.12 | \$13,956.12 | 3.07% | ↑ |
| Average List \$ / SqFt | \$492.41 | \$475.86 | -\$16.55 | -3.36% | ↓ |
| Average Days to Offer | 14 | 33 | 19 | 135.71% | ↑ |
| Listed & Price Changed (Year to Date) | 2024 | 2025 | Var. | Var. % | Trend |
| Listing Units (Price Changed) | 0 | 1 | 1 | 0% | ↑ |
| Average Original List Price | \$0.00 | \$699,000.00 | \$699,000.00 | 0% | ↑ |
| Average Original List \$ / SqFt | \$0.00 | \$656.95 | \$656.95 | 0% | ↑ |
| Sold (Year to Date) | 2024 | 2025 | Var. | Var. % | Trend |
| Closed Units (Sold) | 22 | 16 | -6 | -27.27% | ↓ |
| Average Days on Market | 28 | 50 | 22 | 78.57% | ↑ |
| Average Days to Offer | 18 | 33 | 15 | 83.33% | ↑ |
| Average Sale Price | \$441,581.82 | \$450,493.75 | \$8,911.93 | 2.02% | ↑ |
| Average Sale \$ / SqFt | \$474.84 | \$487.37 | \$12.53 | 2.64% | ↑ |
| Average List Price | \$434,881.55 | \$446,100.00 | \$11,218.45 | 2.58% | ↑ |
| Average List \$ / SqFt | \$471.05 | \$483.92 | \$12.87 | 2.73% | ↑ |
| Average Original List Price | \$437,877.00 | \$450,537.44 | \$12,660.44 | 2.89% | ↑ |
| Average Original List \$ / SqFt | \$475.38 | \$488.99 | \$13.61 | 2.86% | ↑ |
| Average Sale Price as % of List Price | 101.19% | 101.01% | -0.18% | -0.18% | ↓ |
| Average Sale Price as % of Original List Price | 100.39% | 100.06% | -0.33% | -0.33% | ↓ |
| Sold Units - Short Sale | 0 | 0 | 0 | 0% | ↔ |
| Sold Units - Lender-Owned | 0 | 0 | 0 | 0% | ↔ |
| 12-Month Activity as of March 31 | 2024 | 2025 | Var. | Var. % | Trend |
| Units Listed | 68 | 95 | 27 | 39.71% | ↑ |
| Units Price Changed | 13 | 24 | 11 | 84.62% | ↑ |
| Units Went Pending | 62 | 73 | 11 | 17.74% | ↑ |
| Units Sold | 55 | 69 | 14 | 25.45% | ↑ |

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2025 vs. 2024 As of March 31, 2025

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Multi Family

| Listing Inventory on March 31 | 2024 | 2025 | Var. | Var. % | Trend |
|--|----------------|----------------|--------------|---------|-------|
| Listing Units | 6 | 8 | 2 | 33.33% | ↑ |
| Average Days on Market | 60 | 29 | -31 | -51.67% | ↓ |
| Average List Price | \$1,361,150.00 | \$1,306,312.50 | -\$54,837.50 | -4.03% | ↓ |
| Average List \$ / SqFt | \$294.73 | \$347.57 | \$52.84 | 17.93% | ↑ |
| Approximate Absorption Rate | 97.22% | 75.00% | -22.22% | -22.86% | ↓ |
| Approximate Months Supply of Inventory | 1.03 | 1.33 | 0.30 | 29.13% | ↑ |
| Listed (Year to Date) | 2024 | 2025 | Var. | Var. % | Trend |
| Listing Units (Taken) | 11 | 28 | 17 | 154.55% | ↑ |
| Average Original List Price | \$956,954.55 | \$1,038,150.50 | \$81,195.95 | 8.48% | ↑ |
| Average Original List \$ / SqFt | \$289.63 | \$347.12 | \$57.49 | 19.85% | ↑ |
| Went Pending (Year to Date) | 2024 | 2025 | Var. | Var. % | Trend |
| Listing Units (Went Pending) | 9 | 23 | 14 | 155.56% | ↑ |
| Average List Price | \$826,399.89 | \$927,588.17 | \$101,188.28 | 12.24% | ↑ |
| Average List \$ / SqFt | \$312.76 | \$342.67 | \$29.91 | 9.56% | ↑ |
| Average Days to Offer | 48 | 16 | -32 | -66.67% | ↓ |
| Listed & Price Changed (Year to Date) | 2024 | 2025 | Var. | Var. % | Trend |
| Listing Units (Price Changed) | 3 | 3 | 0 | 0% | ↔ |
| Average Original List Price | \$1,042,933.33 | \$1,024,995.33 | -\$17,938.00 | -1.72% | ↓ |
| Average Original List \$ / SqFt | \$199.45 | \$357.46 | \$158.01 | 79.22% | ↑ |
| Sold (Year to Date) | 2024 | 2025 | Var. | Var. % | Trend |
| Closed Units (Sold) | 12 | 12 | 0 | 0% | ↔ |
| Average Days on Market | 53 | 17 | -36 | -67.92% | ↓ |
| Average Days to Offer | 46 | 12 | -34 | -73.91% | ↓ |
| Average Sale Price | \$866,750.00 | \$874,491.67 | \$7,741.67 | 0.89% | ↑ |
| Average Sale \$ / SqFt | \$315.99 | \$342.95 | \$26.96 | 8.53% | ↑ |
| Average List Price | \$861,791.58 | \$874,302.33 | \$12,510.75 | 1.45% | ↑ |
| Average List \$ / SqFt | \$314.04 | \$342.58 | \$28.54 | 9.09% | ↑ |
| Average Original List Price | \$874,708.25 | \$882,644.00 | \$7,935.75 | 0.91% | ↑ |
| Average Original List \$ / SqFt | \$318.70 | \$345.91 | \$27.21 | 8.54% | ↑ |
| Average Sale Price as % of List Price | 100.74% | 100.54% | -0.20% | -0.20% | ↓ |
| Average Sale Price as % of Original List Price | 99.27% | 99.78% | 0.51% | 0.51% | ↑ |
| Sold Units - Short Sale | 0 | 0 | 0 | 0% | ↔ |
| Sold Units - Lender-Owned | 0 | 0 | 0 | 0% | ↔ |
| 12-Month Activity as of March 31 | 2024 | 2025 | Var. | Var. % | Trend |
| Units Listed | 89 | 106 | 17 | 19.10% | ↑ |
| Units Price Changed | 15 | 17 | 2 | 13.33% | ↑ |
| Units Went Pending | 73 | 89 | 16 | 21.92% | ↑ |
| Units Sold | 70 | 72 | 2 | 2.86% | ↑ |

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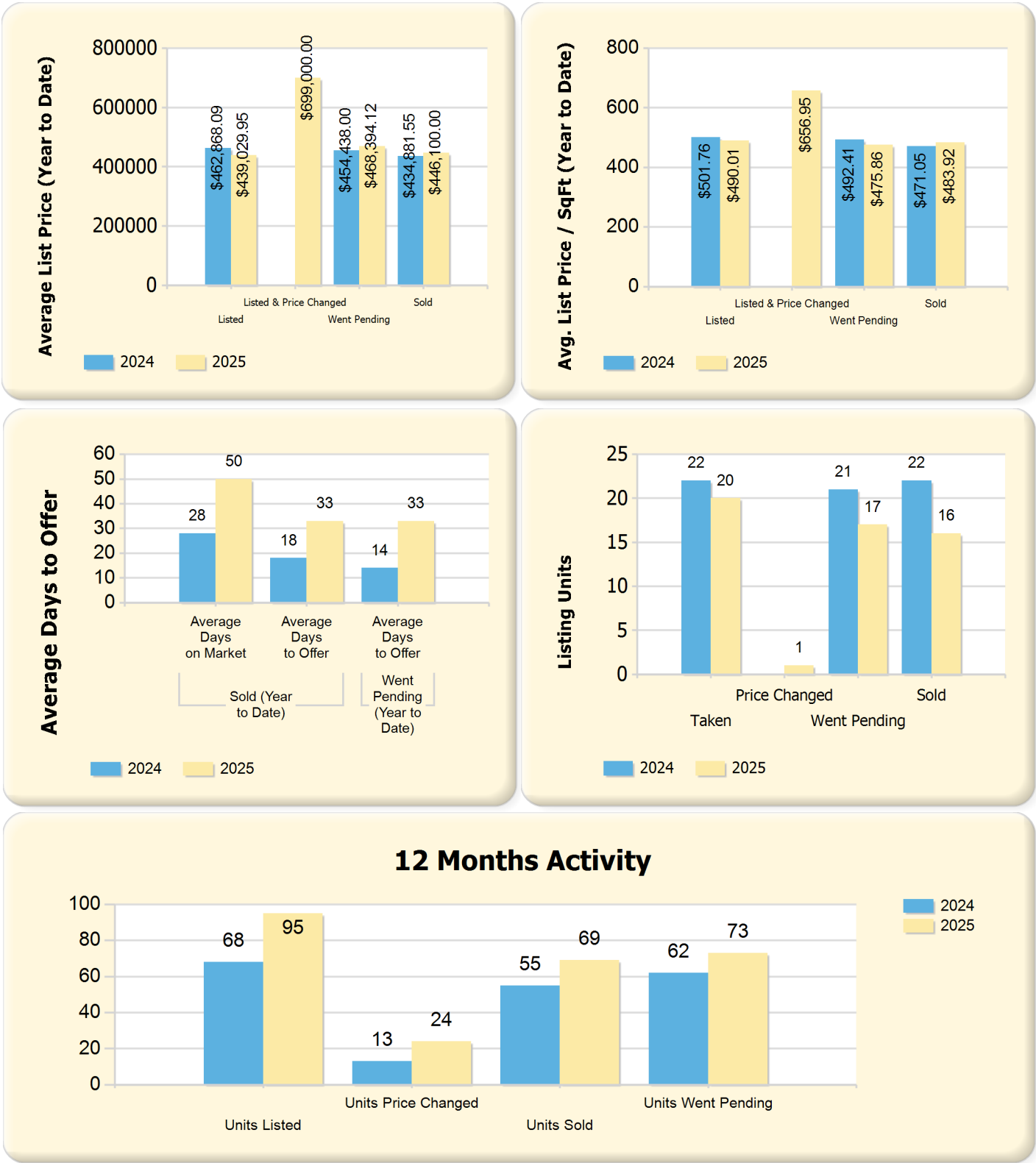


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Condominium



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