

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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Multi Family

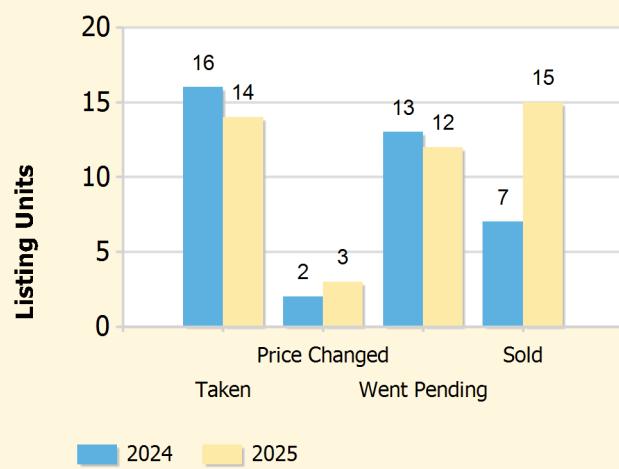
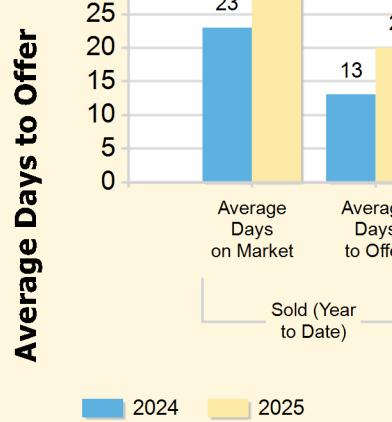
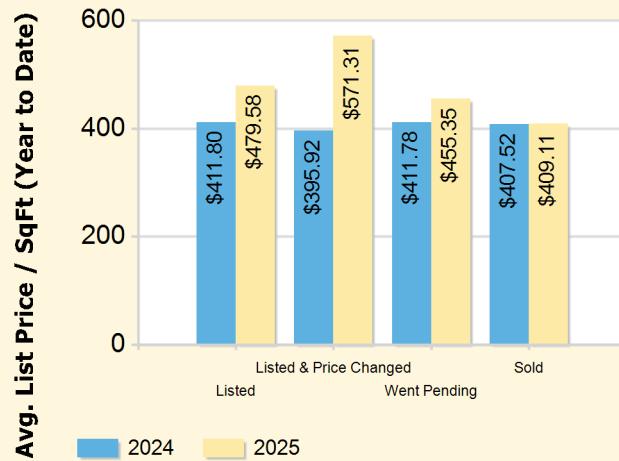
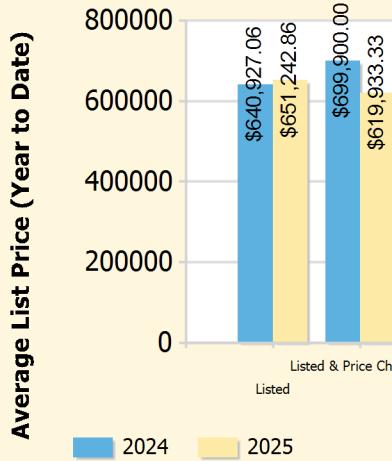
Listing Inventory on March 31	2024	2025	Var.	Var. %	Trend
Listing Units	6	8	2	33.33%	↑
Average Days on Market	60	29	-31	-51.67%	↓
Average List Price	\$1,361,150.00	\$1,306,312.50	-\$54,837.50	-4.03%	↓
Average List \$ / SqFt	\$294.73	\$347.57	\$52.84	17.93%	↑
Approximate Absorption Rate	97.22%	75.00%	-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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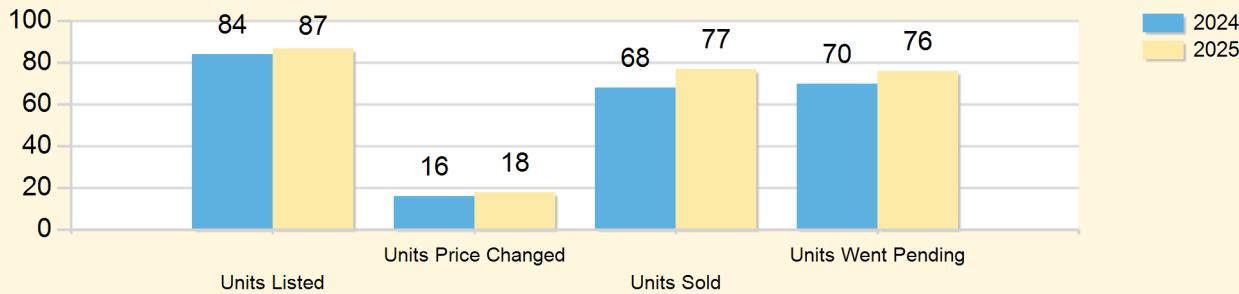
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Single Family



12 Months Activity

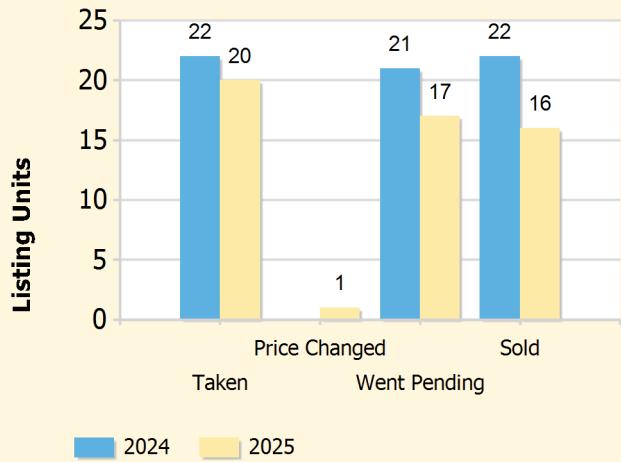
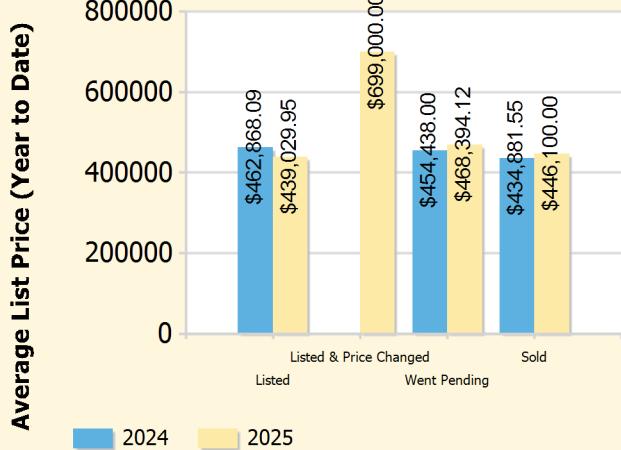


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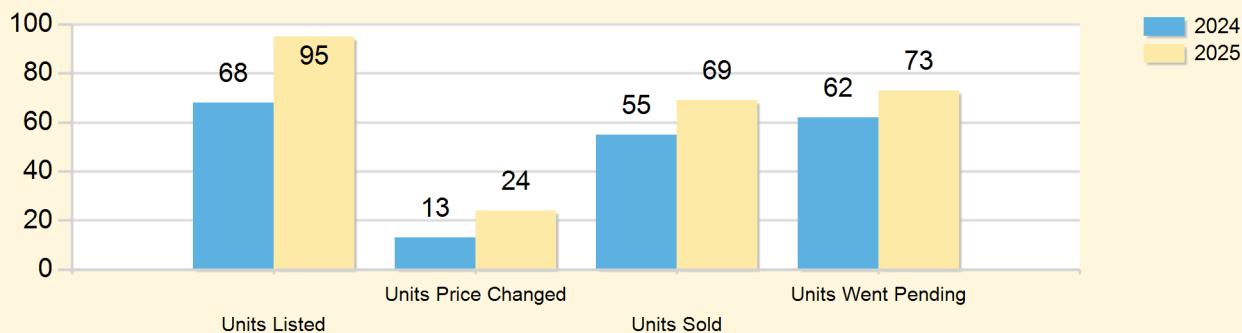
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Condominium



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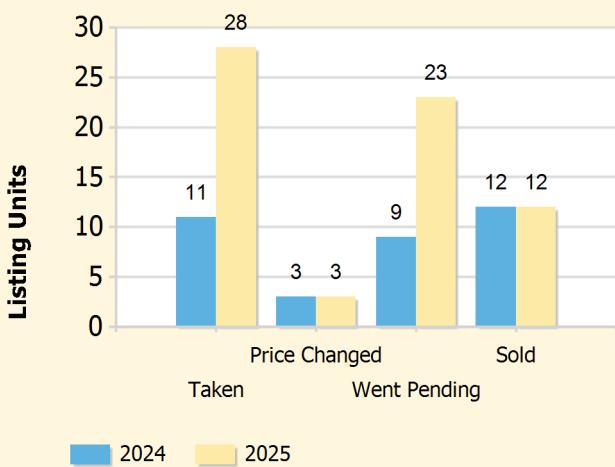
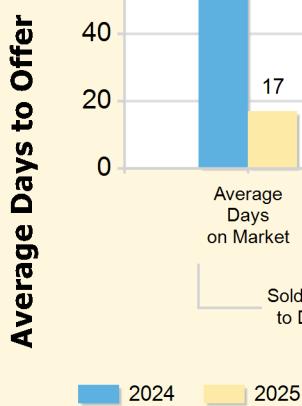
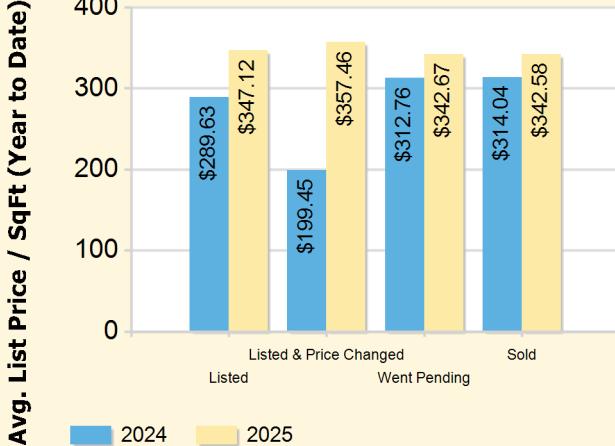
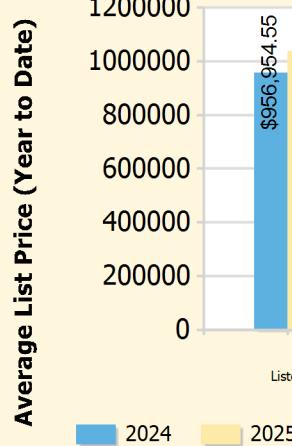


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