

# Zip Code 02148, MA Area Market Review

2025 vs. 2024 As of March 31, 2025

Prepared by Gabriel J. Ochoa on Wednesday, February 25, 2026

## Single Family

Listing Inventory on March 31	2024	2025	Var.	Var. %	Trend
Listing Units	2	2	0	0%	↔
Average Days on Market	14	7	-7	-50%	↓
Average List Price	\$637,000.00	\$614,000.00	-\$23,000.00	-3.61%	↓
Average List \$ / SqFt	\$353.68	\$456.22	\$102.54	28.99%	↑
Approximate Absorption Rate	654.17%	554.17%	-100%	-15.29%	↓
Approximate Months Supply of Inventory	0.15	0.18	0.03	20%	↑
Listed (Year to Date)	2024	2025	Var.	Var. %	Trend
Listing Units (Taken)	31	27	-4	-12.90%	↓
Average Original List Price	\$676,347.52	\$667,208.26	-\$9,139.26	-1.35%	↓
Average Original List \$ / SqFt	\$430.17	\$406.22	-\$23.95	-5.57%	↓
Went Pending (Year to Date)	2024	2025	Var.	Var. %	Trend
Listing Units (Went Pending)	33	27	-6	-18.18%	↓
Average List Price	\$670,320.52	\$702,578.19	\$32,257.67	4.81%	↑
Average List \$ / SqFt	\$425.56	\$416.76	-\$8.80	-2.07%	↓
Average Days to Offer	13	15	2	15.38%	↑
Listed & Price Changed (Year to Date)	2024	2025	Var.	Var. %	Trend
Listing Units (Price Changed)	1	1	0	0%	↔
Average Original List Price	\$625,000.00	\$64,900.00	-\$560,100.00	-89.62%	↓
Average Original List \$ / SqFt	\$500.80	\$61.63	-\$439.17	-87.69%	↓
Sold (Year to Date)	2024	2025	Var.	Var. %	Trend
Closed Units (Sold)	22	24	2	9.09%	↑
Average Days on Market	28	21	-7	-25%	↓
Average Days to Offer	17	13	-4	-23.53%	↓
Average Sale Price	\$682,077.27	\$745,229.17	\$63,151.90	9.26%	↑
Average Sale \$ / SqFt	\$414.94	\$427.04	\$12.10	2.92%	↑
Average List Price	\$671,239.86	\$705,911.83	\$34,671.97	5.17%	↑
Average List \$ / SqFt	\$409.59	\$405.02	-\$4.57	-1.12%	↓
Average Original List Price	\$673,467.18	\$710,078.50	\$36,611.32	5.44%	↑
Average Original List \$ / SqFt	\$411.52	\$407.25	-\$4.27	-1.04%	↓
Average Sale Price as % of List Price	101.35%	105.27%	3.92%	3.87%	↑
Average Sale Price as % of Original List Price	100.98%	104.71%	3.73%	3.69%	↑
Sold Units - Short Sale	0	0	0	0%	↔
Sold Units - Lender-Owned	0	1	1	0%	↑
12-Month Activity as of March 31	2024	2025	Var.	Var. %	Trend
Units Listed	183	155	-28	-15.30%	↓
Units Price Changed	17	30	13	76.47%	↑
Units Went Pending	172	133	-39	-22.67%	↓
Units Sold	157	133	-24	-15.29%	↓

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## Condominium

Listing Inventory on March 31	2024	2025	Var.	Var. %	Trend
Listing Units	5	11	6	120%	↑
Average Days on Market	60	11	-49	-81.67%	↓
Average List Price	\$605,000.00	\$386,436.36	-\$218,563.64	-36.13%	↓
Average List \$ / SqFt	\$443.59	\$560.08	\$116.49	26.26%	↑
Approximate Absorption Rate	168.33%	75.00%	-93.33%	-55.44%	↓
Approximate Months Supply of Inventory	0.59	1.33	0.74	125.42%	↑
Listed (Year to Date)	2024	2025	Var.	Var. %	Trend
Listing Units (Taken)	26	33	7	26.92%	↑
Average Original List Price	\$512,241.69	\$431,581.76	-\$80,659.93	-15.75%	↓
Average Original List \$ / SqFt	\$465.90	\$514.40	\$48.50	10.41%	↑
Went Pending (Year to Date)	2024	2025	Var.	Var. %	Trend
Listing Units (Went Pending)	23	28	5	21.74%	↑
Average List Price	\$476,591.83	\$438,635.64	-\$37,956.19	-7.96%	↓
Average List \$ / SqFt	\$468.10	\$494.65	\$26.55	5.67%	↑
Average Days to Offer	12	22	10	83.33%	↑
Listed & Price Changed (Year to Date)	2024	2025	Var.	Var. %	Trend
Listing Units (Price Changed)	5	5	0	0%	↔
Average Original List Price	\$548,980.00	\$363,360.00	-\$185,620.00	-33.81%	↓
Average Original List \$ / SqFt	\$496.57	\$554.41	\$57.84	11.65%	↑
Sold (Year to Date)	2024	2025	Var.	Var. %	Trend
Closed Units (Sold)	16	26	10	62.50%	↑
Average Days on Market	20	39	19	95%	↑
Average Days to Offer	12	28	16	133.33%	↑
Average Sale Price	\$457,289.19	\$463,880.77	\$6,591.58	1.44%	↑
Average Sale \$ / SqFt	\$476.14	\$513.55	\$37.41	7.86%	↑
Average List Price	\$447,412.81	\$462,303.19	\$14,890.38	3.33%	↑
Average List \$ / SqFt	\$464.90	\$511.34	\$46.44	9.99%	↑
Average Original List Price	\$448,204.81	\$465,818.58	\$17,613.77	3.93%	↑
Average Original List \$ / SqFt	\$465.78	\$516.69	\$50.91	10.93%	↑
Average Sale Price as % of List Price	102.69%	100.44%	-2.25%	-2.19%	↓
Average Sale Price as % of Original List Price	102.51%	99.55%	-2.96%	-2.89%	↓
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	110	128	18	16.36%	↑
Units Price Changed	14	23	9	64.29%	↑
Units Went Pending	103	105	2	1.94%	↑
Units Sold	101	99	-2	-1.98%	↓

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## Multi Family

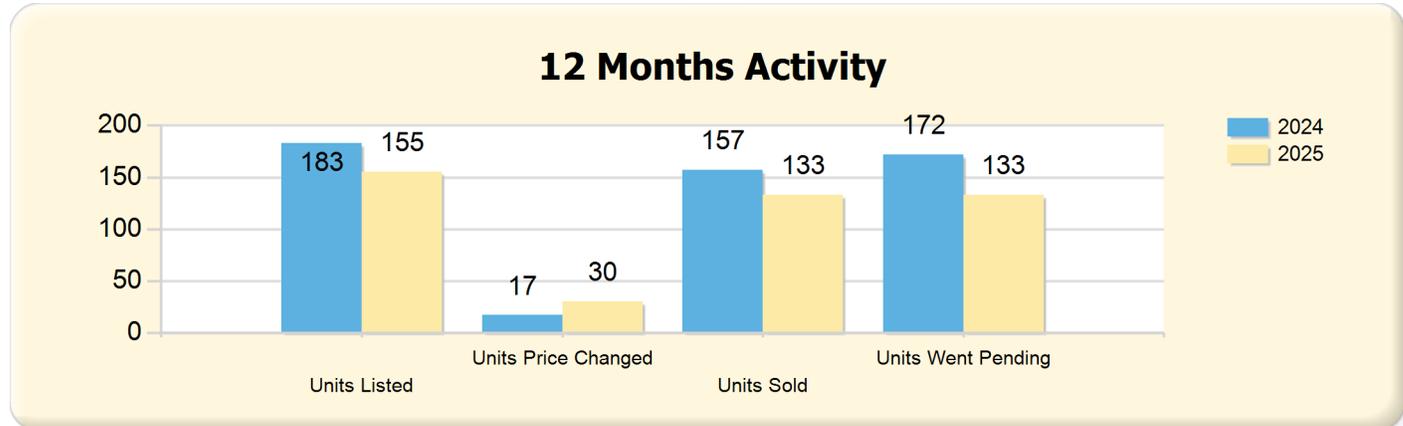
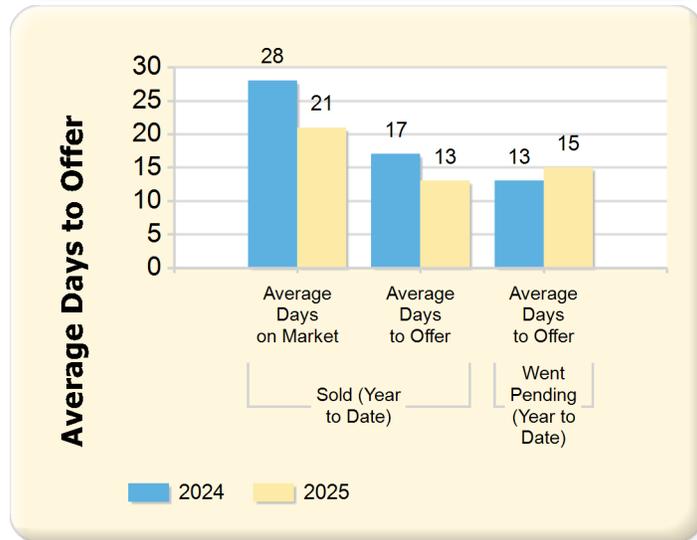
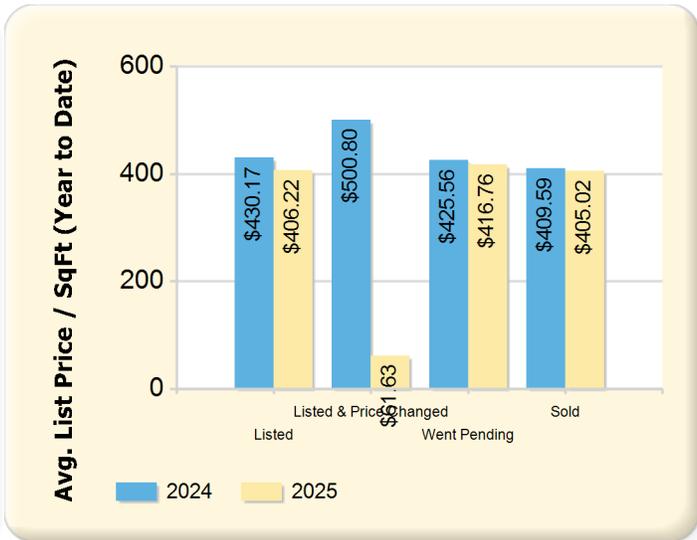
Listing Inventory on March 31	2024	2025	Var.	Var. %	Trend
Listing Units	4	3	-1	-25%	↓
Average Days on Market	28	14	-14	-50%	↓
Average List Price	\$1,184,724.75	\$1,398,333.33	\$213,608.58	18.03%	↑
Average List \$ / SqFt	\$335.36	\$399.86	\$64.50	19.23%	↑
Approximate Absorption Rate	154.17%	244.44%	90.27%	58.55%	↑
Approximate Months Supply of Inventory	0.65	0.41	-0.24	-36.92%	↓
Listed (Year to Date)	2024	2025	Var.	Var. %	Trend
Listing Units (Taken)	26	12	-14	-53.85%	↓
Average Original List Price	\$910,275.73	\$1,130,814.83	\$220,539.10	24.23%	↑
Average Original List \$ / SqFt	\$340.98	\$403.94	\$62.96	18.46%	↑
Went Pending (Year to Date)	2024	2025	Var.	Var. %	Trend
Listing Units (Went Pending)	24	8	-16	-66.67%	↓
Average List Price	\$864,469.58	\$1,056,336.00	\$191,866.42	22.19%	↑
Average List \$ / SqFt	\$341.98	\$389.96	\$47.98	14.03%	↑
Average Days to Offer	11	17	6	54.55%	↑
Listed & Price Changed (Year to Date)	2024	2025	Var.	Var. %	Trend
Listing Units (Price Changed)	1	0	-1	-100%	↓
Average Original List Price	\$789,900.00	\$0.00	-\$789,900.00	-100%	↓
Average Original List \$ / SqFt	\$442.52	\$0.00	-\$442.52	-100%	↓
Sold (Year to Date)	2024	2025	Var.	Var. %	Trend
Closed Units (Sold)	14	16	2	14.29%	↑
Average Days on Market	20	39	19	95%	↑
Average Days to Offer	13	29	16	123.08%	↑
Average Sale Price	\$923,507.14	\$998,760.19	\$75,253.05	8.15%	↑
Average Sale \$ / SqFt	\$347.97	\$380.88	\$32.91	9.46%	↑
Average List Price	\$919,386.79	\$985,530.44	\$66,143.65	7.19%	↑
Average List \$ / SqFt	\$344.54	\$378.17	\$33.63	9.76%	↑
Average Original List Price	\$926,593.93	\$1,005,474.25	\$78,880.32	8.51%	↑
Average Original List \$ / SqFt	\$347.89	\$386.35	\$38.46	11.06%	↑
Average Sale Price as % of List Price	101.23%	101.09%	-0.14%	-0.14%	↓
Average Sale Price as % of Original List Price	100.40%	99.34%	-1.06%	-1.06%	↓
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	100	102	2	2%	↑
Units Price Changed	13	10	-3	-23.08%	↓
Units Went Pending	86	84	-2	-2.33%	↓
Units Sold	74	88	14	18.92%	↑

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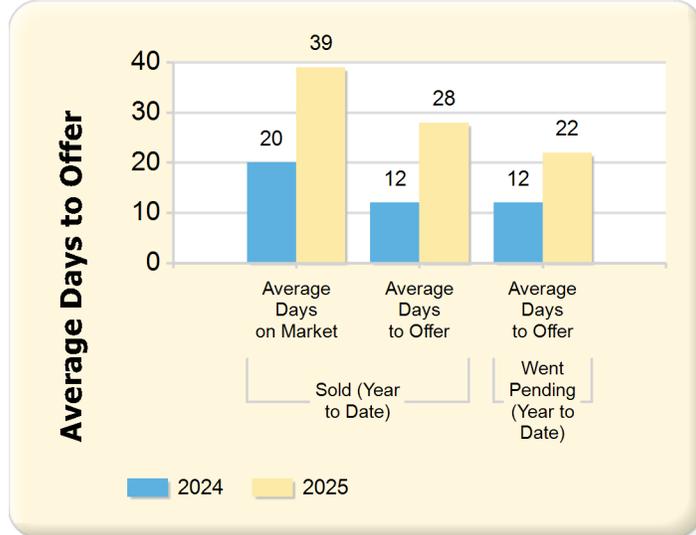
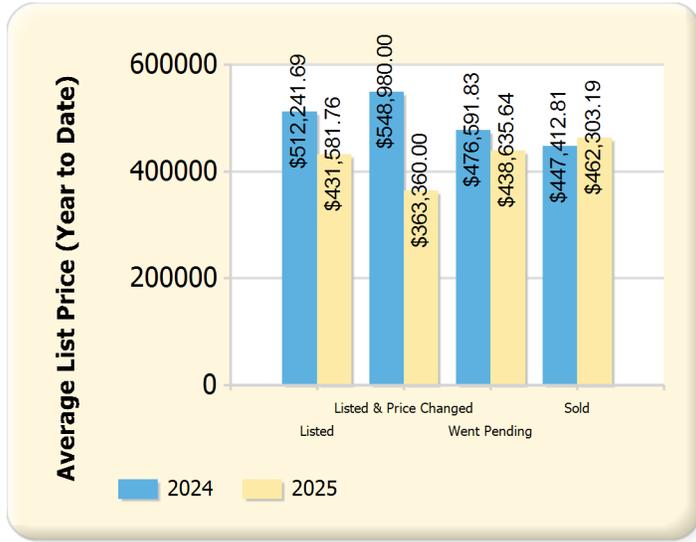


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## Condominium



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