

# Zip Code 02149, MA Area Market Review

2025 vs. 2024 As of June 30, 2025

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

## Single Family

| Listing Inventory on June 30                   | 2024         | 2025         | Var.        | Var. %  | Trend |
|--|--------------|--------------|-------------|---------|-------|
| Listing Units                                  | 7            | 9            | 2           | 28.57%  | ↑     |
| Average Days on Market                         | 43           | 27           | -16         | -37.21% | ↓     |
| Average List Price                             | \$690,399.71 | \$703,744.33 | \$13,344.62 | 1.93%   | ↑     |
| Average List \$ / SqFt                         | \$404.08     | \$448.57     | \$44.49     | 11.01%  | ↑     |
| Approximate Absorption Rate                    | 82.14%       | 72.22%       | -9.92%      | -12.08% | ↓     |
| Approximate Months Supply of Inventory         | 1.22         | 1.38         | 0.16        | 13.11%  | ↑     |
| Listed (Year to Date)                          | 2024         | 2025         | Var.        | Var. %  | Trend |
| Listing Units (Taken)                          | 43           | 61           | 18          | 41.86%  | ↑     |
| Average Original List Price                    | \$625,546.86 | \$698,498.82 | \$72,951.96 | 11.66%  | ↑     |
| Average Original List \$ / SqFt                | \$412.10     | \$436.32     | \$24.22     | 5.88%   | ↑     |
| Went Pending (Year to Date)                    | 2024         | 2025         | Var.        | Var. %  | Trend |
| Listing Units (Went Pending)                   | 38           | 49           | 11          | 28.95%  | ↑     |
| Average List Price                             | \$612,645.16 | \$673,286.33 | \$60,641.17 | 9.90%   | ↑     |
| Average List \$ / SqFt                         | \$409.80     | \$415.52     | \$5.72      | 1.40%   | ↑     |
| Average Days to Offer                          | 13           | 15           | 2           | 15.38%  | ↑     |
| Listed & Price Changed (Year to Date)          | 2024         | 2025         | Var.        | Var. %  | Trend |
| Listing Units (Price Changed)                  | 5            | 11           | 6           | 120%    | ↑     |
| Average Original List Price                    | \$723,739.80 | \$722,945.36 | -\$794.44   | -0.11%  | ↓     |
| Average Original List \$ / SqFt                | \$405.34     | \$506.32     | \$100.98    | 24.91%  | ↑     |
| Sold (Year to Date)                            | 2024         | 2025         | Var.        | Var. %  | Trend |
| Closed Units (Sold)                            | 28           | 37           | 9           | 32.14%  | ↑     |
| Average Days on Market                         | 24           | 25           | 1           | 4.17%   | ↑     |
| Average Days to Offer                          | 15           | 18           | 3           | 20%     | ↑     |
| Average Sale Price                             | \$635,982.14 | \$661,885.14 | \$25,903.00 | 4.07%   | ↑     |
| Average Sale \$ / SqFt                         | \$428.05     | \$432.83     | \$4.78      | 1.12%   | ↑     |
| Average List Price                             | \$614,632.79 | \$643,523.03 | \$28,890.24 | 4.70%   | ↑     |
| Average List \$ / SqFt                         | \$413.58     | \$419.57     | \$5.99      | 1.45%   | ↑     |
| Average Original List Price                    | \$620,882.79 | \$654,058.16 | \$33,175.37 | 5.34%   | ↑     |
| Average Original List \$ / SqFt                | \$417.91     | \$426.42     | \$8.51      | 2.04%   | ↑     |
| Average Sale Price as % of List Price          | 103.67%      | 103.29%      | -0.38%      | -0.37%  | ↓     |
| Average Sale Price as % of Original List Price | 102.70%      | 101.83%      | -0.87%      | -0.85%  | ↓     |
| Sold Units - Short Sale                        | 0            | 0            | 0           | 0%      | ↔     |
| Sold Units - Lender-Owned                      | 0            | 0            | 0           | 0%      | ↔     |
| 12-Month Activity as of June 30                | 2024         | 2025         | Var.        | Var. %  | Trend |
| Units Listed                                   | 92           | 107          | 15          | 16.30%  | ↑     |
| Units Price Changed                            | 17           | 22           | 5           | 29.41%  | ↑     |
| Units Went Pending                             | 80           | 88           | 8           | 10%     | ↑     |
| Units Sold                                     | 69           | 78           | 9           | 13.04%  | ↑     |

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## Condominium

| Listing Inventory on June 30                   | 2024         | 2025         | Var.        | Var. %  | Trend |
|--|--------------|--------------|-------------|---------|-------|
| Listing Units                                  | 9            | 14           | 5           | 55.56%  | ↑     |
| Average Days on Market                         | 27           | 47           | 20          | 74.07%  | ↑     |
| Average List Price                             | \$429,190.44 | \$496,463.43 | \$67,272.99 | 15.67%  | ↑     |
| Average List \$ / SqFt                         | \$504.53     | \$501.73     | -\$2.80     | -0.55%  | ↓     |
| Approximate Absorption Rate                    | 60.19%       | 36.90%       | -23.29%     | -38.69% | ↓     |
| Approximate Months Supply of Inventory         | 1.66         | 2.71         | 1.05        | 63.25%  | ↑     |
| Listed (Year to Date)                          | 2024         | 2025         | Var.        | Var. %  | Trend |
| Listing Units (Taken)                          | 47           | 51           | 4           | 8.51%   | ↑     |
| Average Original List Price                    | \$459,313.00 | \$487,213.69 | \$27,900.69 | 6.07%   | ↑     |
| Average Original List \$ / SqFt                | \$501.06     | \$500.83     | -\$0.23     | -0.05%  | ↓     |
| Went Pending (Year to Date)                    | 2024         | 2025         | Var.        | Var. %  | Trend |
| Listing Units (Went Pending)                   | 40           | 38           | -2          | -5%     | ↓     |
| Average List Price                             | \$450,819.93 | \$495,194.74 | \$44,374.81 | 9.84%   | ↑     |
| Average List \$ / SqFt                         | \$499.55     | \$494.16     | -\$5.39     | -1.08%  | ↓     |
| Average Days to Offer                          | 17           | 26           | 9           | 52.94%  | ↑     |
| Listed & Price Changed (Year to Date)          | 2024         | 2025         | Var.        | Var. %  | Trend |
| Listing Units (Price Changed)                  | 9            | 8            | -1          | -11.11% | ↓     |
| Average Original List Price                    | \$470,400.00 | \$504,962.38 | \$34,562.38 | 7.35%   | ↑     |
| Average Original List \$ / SqFt                | \$520.01     | \$518.16     | -\$1.85     | -0.36%  | ↓     |
| Sold (Year to Date)                            | 2024         | 2025         | Var.        | Var. %  | Trend |
| Closed Units (Sold)                            | 39           | 25           | -14         | -35.90% | ↓     |
| Average Days on Market                         | 26           | 42           | 16          | 61.54%  | ↑     |
| Average Days to Offer                          | 15           | 28           | 13          | 86.67%  | ↑     |
| Average Sale Price                             | \$456,150.97 | \$446,176.00 | -\$9,974.97 | -2.19%  | ↓     |
| Average Sale \$ / SqFt                         | \$494.90     | \$488.05     | -\$6.85     | -1.38%  | ↓     |
| Average List Price                             | \$449,261.33 | \$440,772.00 | -\$8,489.33 | -1.89%  | ↓     |
| Average List \$ / SqFt                         | \$490.07     | \$482.66     | -\$7.41     | -1.51%  | ↓     |
| Average Original List Price                    | \$451,745.95 | \$443,611.96 | -\$8,133.99 | -1.80%  | ↓     |
| Average Original List \$ / SqFt                | \$493.63     | \$485.90     | -\$7.73     | -1.57%  | ↓     |
| Average Sale Price as % of List Price          | 101.27%      | 101.44%      | 0.17%       | 0.17%   | ↑     |
| Average Sale Price as % of Original List Price | 100.59%      | 100.83%      | 0.24%       | 0.24%   | ↑     |
| Sold Units - Short Sale                        | 0            | 0            | 0           | 0%      | ↔     |
| Sold Units - Lender-Owned                      | 0            | 0            | 0           | 0%      | ↔     |
| 12-Month Activity as of June 30                | 2024         | 2025         | Var.        | Var. %  | Trend |
| Units Listed                                   | 78           | 102          | 24          | 30.77%  | ↑     |
| Units Price Changed                            | 19           | 22           | 3           | 15.79%  | ↑     |
| Units Went Pending                             | 68           | 78           | 10          | 14.71%  | ↑     |
| Units Sold                                     | 65           | 62           | -3          | -4.62%  | ↓     |

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## Multi Family

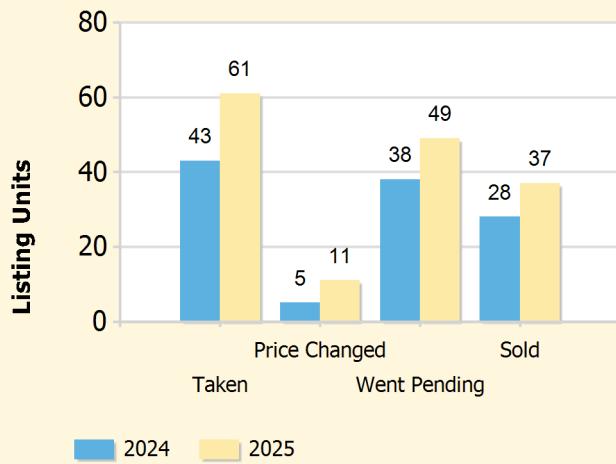
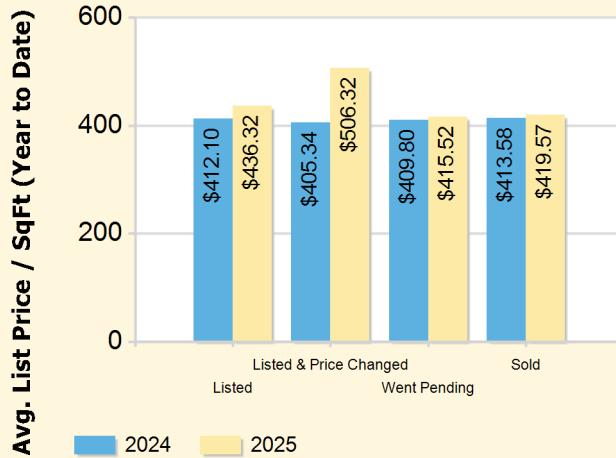
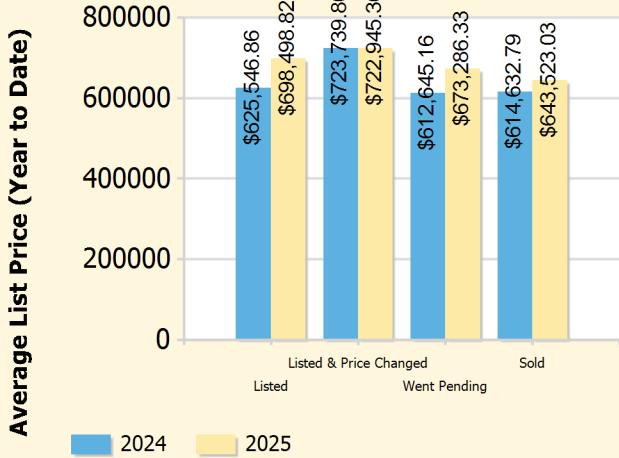
| Listing Inventory on June 30                   | 2024           | 2025           | Var.         | Var. %  | Trend |
|--|----------------|----------------|--------------|---------|-------|
| Listing Units                                  | 7              | 14             | 7            | 100%    | ↑     |
| Average Days on Market                         | 71             | 48             | -23          | -32.39% | ↓     |
| Average List Price                             | \$1,235,414.29 | \$1,231,057.07 | -\$4,357.22  | -0.35%  | ↓     |
| Average List \$ / SqFt                         | \$314.47       | \$377.82       | \$63.35      | 20.15%  | ↑     |
| Approximate Absorption Rate                    | 85.71%         | 47.02%         | -38.69%      | -45.14% | ↓     |
| Approximate Months Supply of Inventory         | 1.17           | 2.13           | 0.96         | 82.05%  | ↑     |
| Listed (Year to Date)                          | 2024           | 2025           | Var.         | Var. %  | Trend |
| Listing Units (Taken)                          | 34             | 64             | 30           | 88.24%  | ↑     |
| Average Original List Price                    | \$957,437.85   | \$1,055,600.02 | \$98,162.17  | 10.25%  | ↑     |
| Average Original List \$ / SqFt                | \$326.96       | \$368.67       | \$41.71      | 12.76%  | ↑     |
| Went Pending (Year to Date)                    | 2024           | 2025           | Var.         | Var. %  | Trend |
| Listing Units (Went Pending)                   | 31             | 45             | 14           | 45.16%  | ↑     |
| Average List Price                             | \$877,550.71   | \$979,773.71   | \$102,223.00 | 11.65%  | ↑     |
| Average List \$ / SqFt                         | \$334.53       | \$353.37       | \$18.84      | 5.63%   | ↑     |
| Average Days to Offer                          | 26             | 16             | -10          | -38.46% | ↓     |
| Listed & Price Changed (Year to Date)          | 2024           | 2025           | Var.         | Var. %  | Trend |
| Listing Units (Price Changed)                  | 6              | 16             | 10           | 166.67% | ↑     |
| Average Original List Price                    | \$1,084,616.67 | \$1,096,961.50 | \$12,344.83  | 1.14%   | ↑     |
| Average Original List \$ / SqFt                | \$288.75       | \$390.22       | \$101.47     | 35.14%  | ↑     |
| Sold (Year to Date)                            | 2024           | 2025           | Var.         | Var. %  | Trend |
| Closed Units (Sold)                            | 27             | 34             | 7            | 25.93%  | ↑     |
| Average Days on Market                         | 45             | 21             | -24          | -53.33% | ↓     |
| Average Days to Offer                          | 33             | 14             | -19          | -57.58% | ↓     |
| Average Sale Price                             | \$919,814.81   | \$922,394.12   | \$2,579.31   | 0.28%   | ↑     |
| Average Sale \$ / SqFt                         | \$325.85       | \$355.41       | \$29.56      | 9.07%   | ↑     |
| Average List Price                             | \$892,822.15   | \$911,062.29   | \$18,240.14  | 2.04%   | ↑     |
| Average List \$ / SqFt                         | \$317.41       | \$351.08       | \$33.67      | 10.61%  | ↑     |
| Average Original List Price                    | \$897,674.00   | \$915,609.35   | \$17,935.35  | 2%      | ↑     |
| Average Original List \$ / SqFt                | \$319.57       | \$352.88       | \$33.31      | 10.42%  | ↑     |
| Average Sale Price as % of List Price          | 102.91%        | 101.46%        | -1.45%       | -1.41%  | ↓     |
| Average Sale Price as % of Original List Price | 102.17%        | 101.03%        | -1.14%       | -1.12%  | ↓     |
| Sold Units - Short Sale                        | 0              | 0              | 0            | 0%      | ↔     |
| Sold Units - Lender-Owned                      | 0              | 0              | 0            | 0%      | ↔     |
| 12-Month Activity as of June 30                | 2024           | 2025           | Var.         | Var. %  | Trend |
| Units Listed                                   | 94             | 119            | 25           | 26.60%  | ↑     |
| Units Price Changed                            | 17             | 27             | 10           | 58.82%  | ↑     |
| Units Went Pending                             | 77             | 89             | 12           | 15.58%  | ↑     |
| Units Sold                                     | 72             | 79             | 7            | 9.72%   | ↑     |

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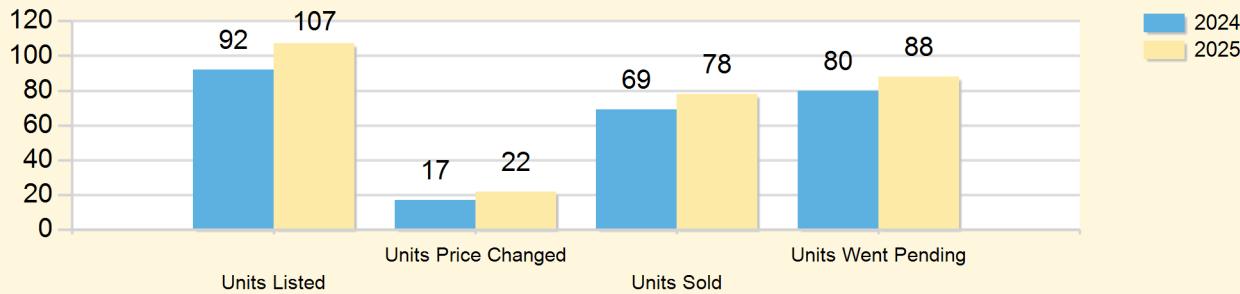
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## Single Family



## 12 Months Activity

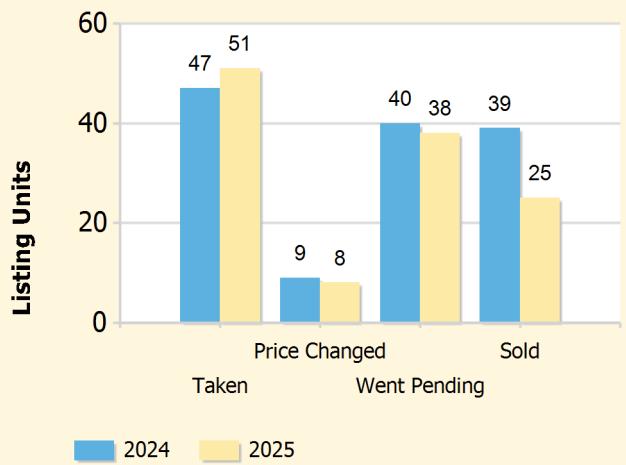
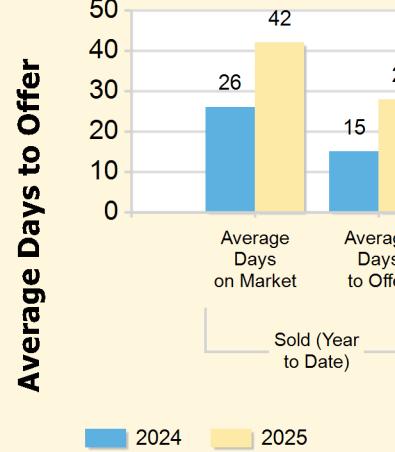
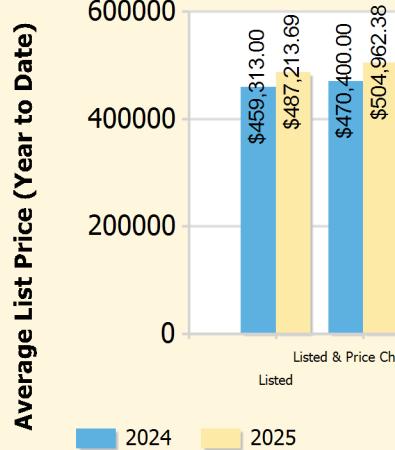


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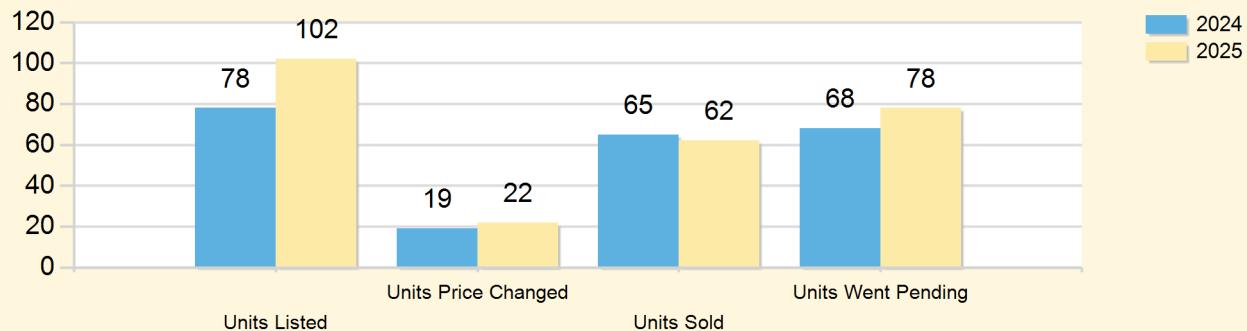
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## Condominium



## 12 Months Activity

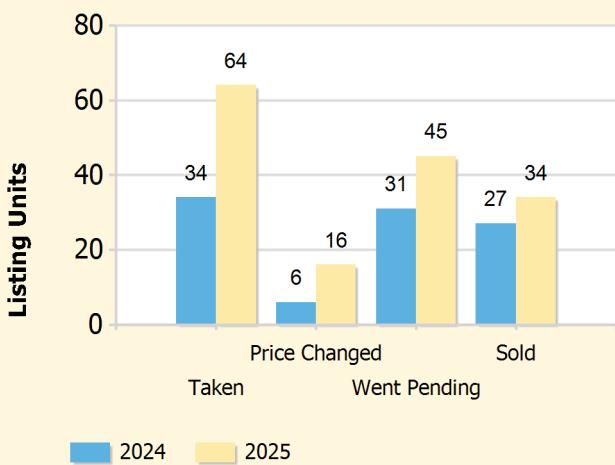
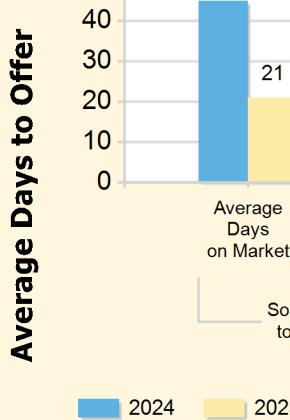
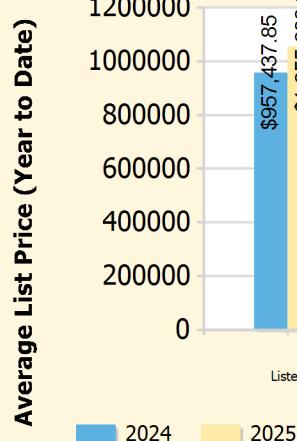


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## Multi Family



## 12 Months Activity

