

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%	↑

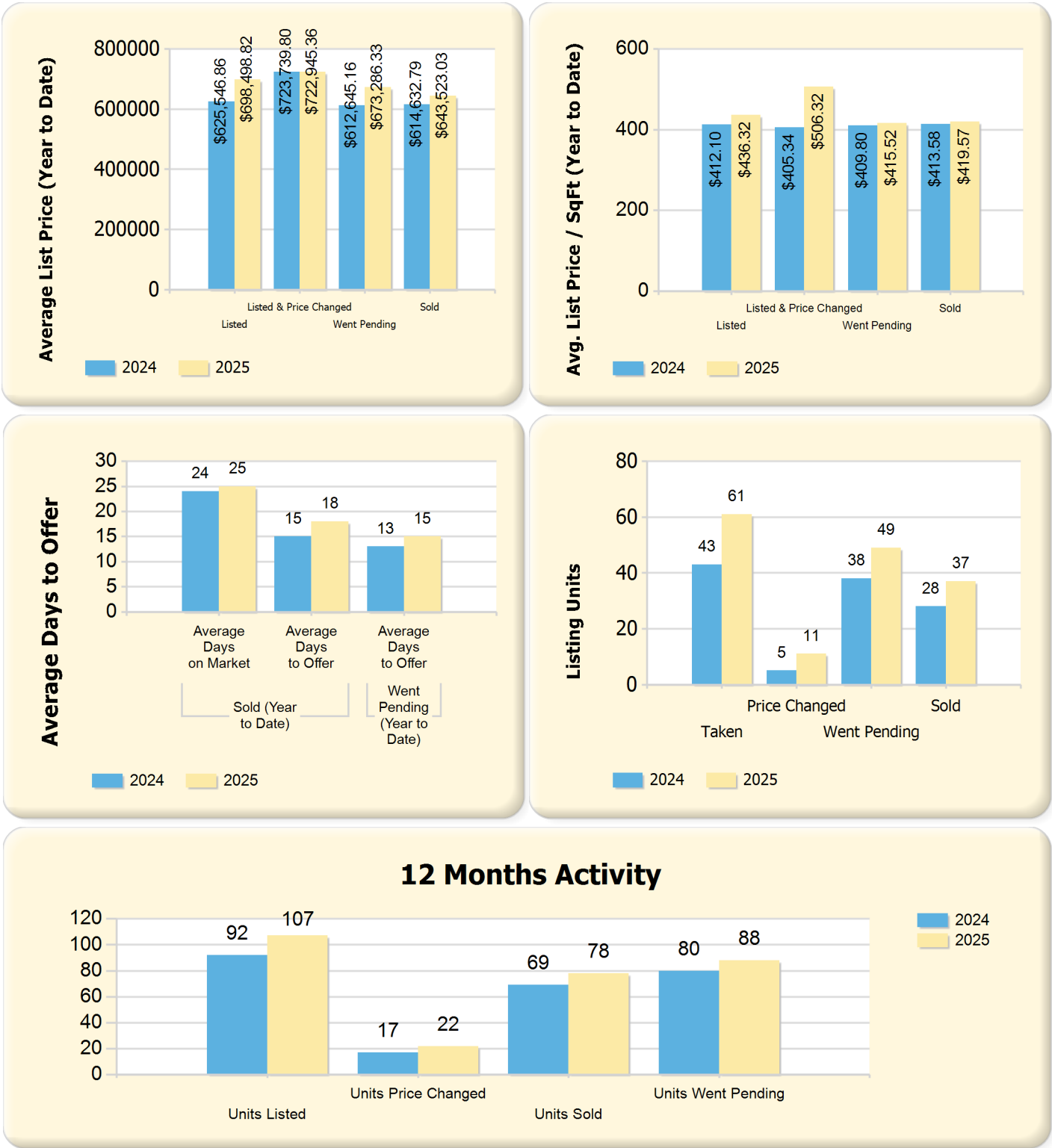
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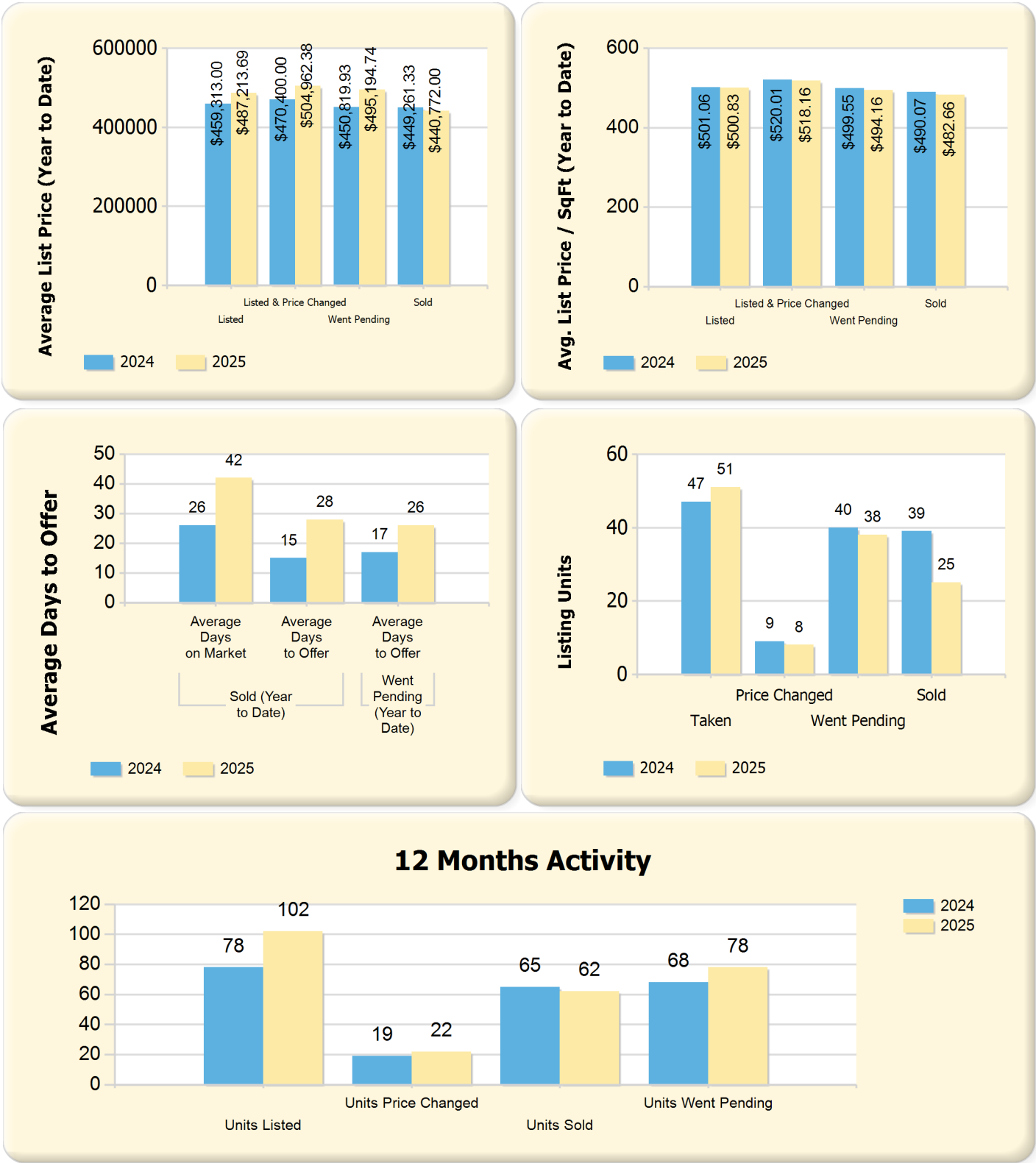


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## Condominium



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## Multi Family

