

Zip Code 02148, MA Area Market Review

2025 vs. 2024 As of June 30, 2025

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

Single Family

Listing Inventory on June 30	2024	2025	Var.	Var. %	Trend
Listing Units	14	14	0	0%	↔
Average Days on Market	20	15	-5	-25%	↓
Average List Price	\$806,742.86	\$737,949.00	-\$68,793.86	-8.53%	↓
Average List \$ / SqFt	\$425.57	\$473.55	\$47.98	11.27%	↑
Approximate Absorption Rate	94.05%	84.52%	-9.53%	-10.13%	↓
Approximate Months Supply of Inventory	1.06	1.18	0.12	11.32%	↑
Listed (Year to Date)	2024	2025	Var.	Var. %	Trend
Listing Units (Taken)	83	101	18	21.69%	↑
Average Original List Price	\$721,961.12	\$729,271.27	\$7,310.15	1.01%	↑
Average Original List \$ / SqFt	\$427.56	\$439.94	\$12.38	2.90%	↑
Went Pending (Year to Date)	2024	2025	Var.	Var. %	Trend
Listing Units (Went Pending)	70	86	16	22.86%	↑
Average List Price	\$689,559.67	\$728,930.36	\$39,370.69	5.71%	↑
Average List \$ / SqFt	\$422.51	\$436.80	\$14.29	3.38%	↑
Average Days to Offer	12	12	0	0%	↔
Listed & Price Changed (Year to Date)	2024	2025	Var.	Var. %	Trend
Listing Units (Price Changed)	7	12	5	71.43%	↑
Average Original List Price	\$807,414.29	\$693,957.08	-\$113,457.21	-14.05%	↓
Average Original List \$ / SqFt	\$383.03	\$431.65	\$48.62	12.69%	↑
Sold (Year to Date)	2024	2025	Var.	Var. %	Trend
Closed Units (Sold)	55	66	11	20%	↑
Average Days on Market	21	20	-1	-4.76%	↓
Average Days to Offer	12	13	1	8.33%	↑
Average Sale Price	\$713,821.84	\$742,103.41	\$28,281.57	3.96%	↑
Average Sale \$ / SqFt	\$439.09	\$448.80	\$9.71	2.21%	↑
Average List Price	\$680,599.55	\$704,213.03	\$23,613.48	3.47%	↑
Average List \$ / SqFt	\$418.41	\$427.27	\$8.86	2.12%	↑
Average Original List Price	\$683,310.49	\$697,937.27	\$14,626.78	2.14%	↑
Average Original List \$ / SqFt	\$420.05	\$420.53	\$0.48	0.11%	↑
Average Sale Price as % of List Price	105%	105.13%	0.13%	0.12%	↑
Average Sale Price as % of Original List Price	104.64%	118.15%	13.51%	12.91%	↑
Sold Units - Short Sale	0	0	0	0%	↔
Sold Units - Lender-Owned	0	2	2	0%	↑
12-Month Activity as of June 30	2024	2025	Var.	Var. %	Trend
Units Listed	186	177	-9	-4.84%	↓
Units Price Changed	19	32	13	68.42%	↑
Units Went Pending	165	157	-8	-4.85%	↓
Units Sold	158	142	-16	-10.13%	↓

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Condominium

Listing Inventory on June 30	2024	2025	Var.	Var. %	Trend
Listing Units	5	6	1	20%	↑
Average Days on Market	67	19	-48	-71.64%	↓
Average List Price	\$566,400.00	\$560,466.67	-\$5,933.33	-1.05%	↓
Average List \$ / SqFt	\$429.23	\$443.37	\$14.14	3.29%	↑
Approximate Absorption Rate	188.33%	130.56%	-57.77%	-30.67%	↓
Approximate Months Supply of Inventory	0.53	0.77	0.24	45.28%	↑
Listed (Year to Date)	2024	2025	Var.	Var. %	Trend
Listing Units (Taken)	62	66	4	6.45%	↑
Average Original List Price	\$492,441.40	\$464,292.02	-\$28,149.38	-5.72%	↓
Average Original List \$ / SqFt	\$452.79	\$504.90	\$52.11	11.51%	↑
Went Pending (Year to Date)	2024	2025	Var.	Var. %	Trend
Listing Units (Went Pending)	57	63	6	10.53%	↑
Average List Price	\$476,308.68	\$433,759.89	-\$42,548.79	-8.93%	↓
Average List \$ / SqFt	\$450.66	\$513.11	\$62.45	13.86%	↑
Average Days to Offer	15	20	5	33.33%	↑
Listed & Price Changed (Year to Date)	2024	2025	Var.	Var. %	Trend
Listing Units (Price Changed)	10	14	4	40%	↑
Average Original List Price	\$524,190.00	\$455,192.86	-\$68,997.14	-13.16%	↓
Average Original List \$ / SqFt	\$467.48	\$512.10	\$44.62	9.54%	↑
Sold (Year to Date)	2024	2025	Var.	Var. %	Trend
Closed Units (Sold)	51	56	5	9.80%	↑
Average Days on Market	26	29	3	11.54%	↑
Average Days to Offer	16	19	3	18.75%	↑
Average Sale Price	\$485,868.71	\$447,873.21	-\$37,995.50	-7.82%	↓
Average Sale \$ / SqFt	\$471.28	\$516.65	\$45.37	9.63%	↑
Average List Price	\$468,948.67	\$439,879.88	-\$29,068.79	-6.20%	↓
Average List \$ / SqFt	\$455.60	\$510.58	\$54.98	12.07%	↑
Average Original List Price	\$471,903.02	\$443,190.59	-\$28,712.43	-6.08%	↓
Average Original List \$ / SqFt	\$458.34	\$516.79	\$58.45	12.75%	↑
Average Sale Price as % of List Price	103.82%	101.53%	-2.29%	-2.21%	↓
Average Sale Price as % of Original List Price	103.28%	100.65%	-2.63%	-2.55%	↓
Sold Units - Short Sale	0	0	0	0%	↔
Sold Units - Lender-Owned	1	0	-1	-100%	↓
12-Month Activity as of June 30	2024	2025	Var.	Var. %	Trend
Units Listed	116	125	9	7.76%	↑
Units Price Changed	18	27	9	50%	↑
Units Went Pending	104	105	1	0.96%	↑
Units Sold	113	94	-19	-16.81%	↓

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Multi Family

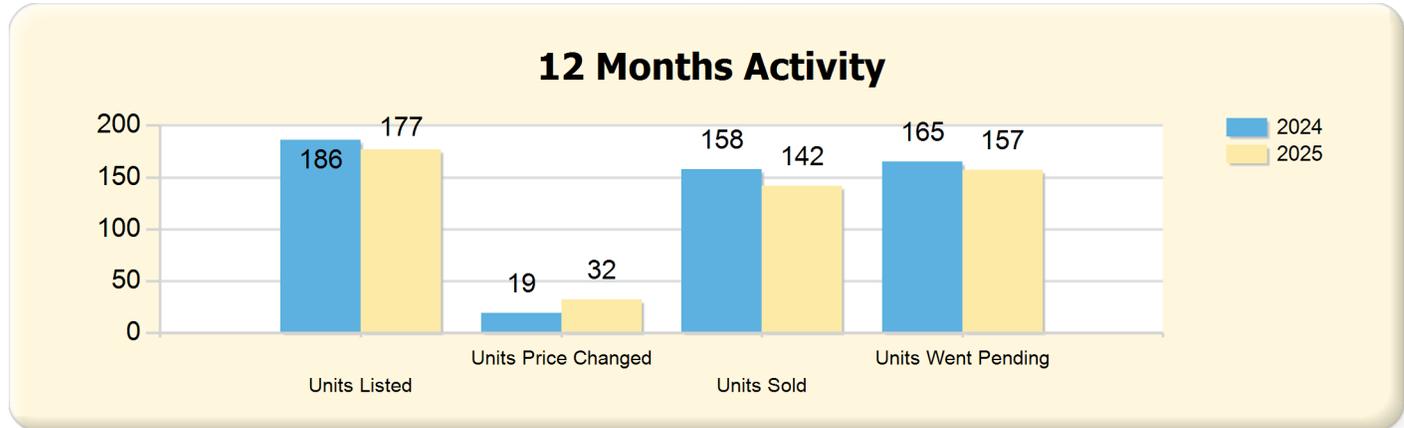
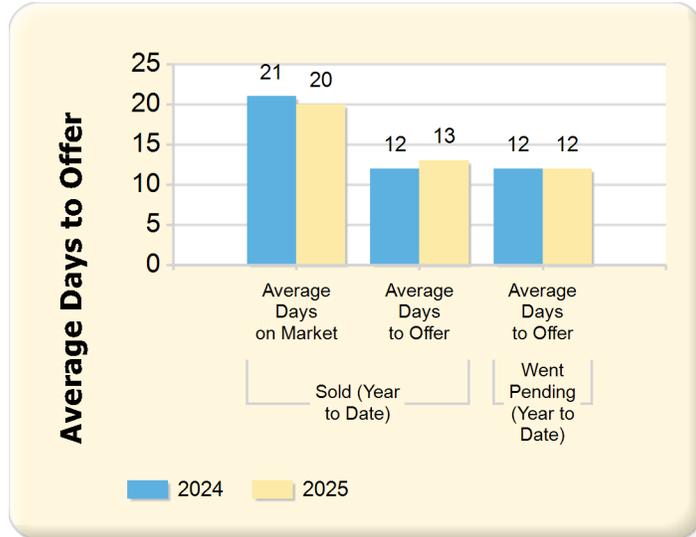
Listing Inventory on June 30	2024	2025	Var.	Var. %	Trend
Listing Units	6	8	2	33.33%	↑
Average Days on Market	50	27	-23	-46%	↓
Average List Price	\$1,160,633.33	\$1,198,972.25	\$38,338.92	3.30%	↑
Average List \$ / SqFt	\$357.90	\$393.52	\$35.62	9.95%	↑
Approximate Absorption Rate	118.06%	79.17%	-38.89%	-32.94%	↓
Approximate Months Supply of Inventory	0.85	1.26	0.41	48.24%	↑
Listed (Year to Date)	2024	2025	Var.	Var. %	Trend
Listing Units (Taken)	55	41	-14	-25.45%	↓
Average Original List Price	\$919,765.93	\$1,110,359.61	\$190,593.68	20.72%	↑
Average Original List \$ / SqFt	\$354.79	\$406.33	\$51.54	14.53%	↑
Went Pending (Year to Date)	2024	2025	Var.	Var. %	Trend
Listing Units (Went Pending)	48	30	-18	-37.50%	↓
Average List Price	\$887,360.96	\$1,018,642.60	\$131,281.64	14.79%	↑
Average List \$ / SqFt	\$350.91	\$400.87	\$49.96	14.24%	↑
Average Days to Offer	12	21	9	75%	↑
Listed & Price Changed (Year to Date)	2024	2025	Var.	Var. %	Trend
Listing Units (Price Changed)	4	6	2	50%	↑
Average Original List Price	\$1,035,950.00	\$1,153,113.00	\$117,163.00	11.31%	↑
Average Original List \$ / SqFt	\$469.26	\$427.15	-\$42.11	-8.97%	↓
Sold (Year to Date)	2024	2025	Var.	Var. %	Trend
Closed Units (Sold)	39	29	-10	-25.64%	↓
Average Days on Market	21	36	15	71.43%	↑
Average Days to Offer	12	27	15	125%	↑
Average Sale Price	\$924,849.36	\$980,281.48	\$55,432.12	5.99%	↑
Average Sale \$ / SqFt	\$375.28	\$395.68	\$20.40	5.44%	↑
Average List Price	\$892,389.15	\$979,047.48	\$86,658.33	9.71%	↑
Average List \$ / SqFt	\$359.34	\$396.99	\$37.65	10.48%	↑
Average Original List Price	\$898,566.08	\$992,637.17	\$94,071.09	10.47%	↑
Average Original List \$ / SqFt	\$361.78	\$402.50	\$40.72	11.26%	↑
Average Sale Price as % of List Price	104.65%	100.09%	-4.56%	-4.36%	↓
Average Sale Price as % of Original List Price	104.04%	98.89%	-5.15%	-4.95%	↓
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	101	102	1	0.99%	↑
Units Price Changed	13	13	0	0%	↔
Units Went Pending	86	83	-3	-3.49%	↓
Units Sold	85	76	-9	-10.59%	↓

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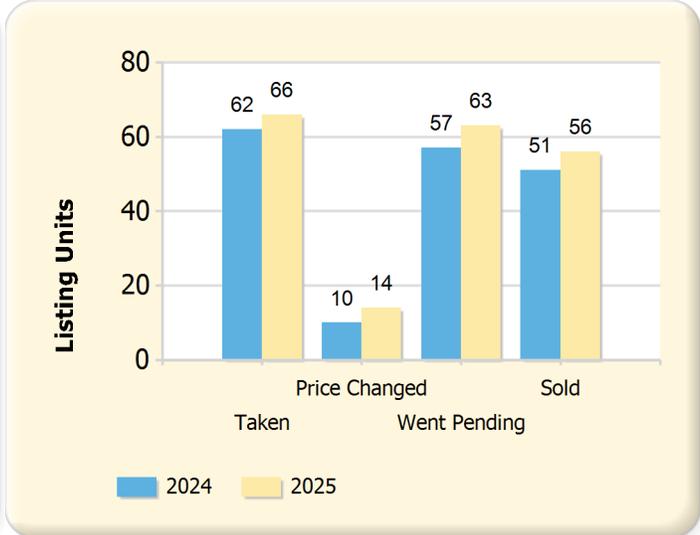
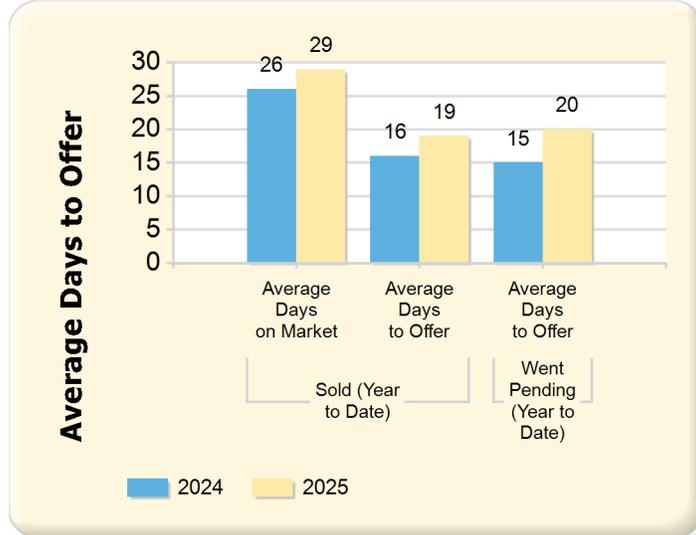


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