

Zip Code 02150, MA Area Market Review

2025 vs. 2024 As of September 30, 2025

Prepared by Gabriel J. Ochoa on Wednesday, February 18, 2026

Single Family

Listing Inventory on September 30	2024	2025	Var.	Var. %	Trend
Listing Units	5	3	-2	-40%	↓
Average Days on Market	45	52	7	15.56%	↑
Average List Price	\$633,759.80	\$764,231.67	\$130,471.87	20.59%	↑
Average List \$ / SqFt	\$363.56	\$514.37	\$150.81	41.48%	↑
Approximate Absorption Rate	33.33%	75.00%	41.67%	125.02%	↑
Approximate Months Supply of Inventory	3.00	1.33	-1.67	-55.67%	↓
Listed (Year to Date)	2024	2025	Var.	Var. %	Trend
Listing Units (Taken)	29	24	-5	-17.24%	↓
Average Original List Price	\$665,503.38	\$671,574.75	\$6,071.37	0.91%	↑
Average Original List \$ / SqFt	\$373.95	\$413.55	\$39.60	10.59%	↑
Went Pending (Year to Date)	2024	2025	Var.	Var. %	Trend
Listing Units (Went Pending)	20	18	-2	-10%	↓
Average List Price	\$634,349.90	\$663,449.94	\$29,100.04	4.59%	↑
Average List \$ / SqFt	\$360.10	\$387.89	\$27.79	7.72%	↑
Average Days to Offer	14	17	3	21.43%	↑
Listed & Price Changed (Year to Date)	2024	2025	Var.	Var. %	Trend
Listing Units (Price Changed)	9	7	-2	-22.22%	↓
Average Original List Price	\$781,844.44	\$714,371.43	-\$67,473.01	-8.63%	↓
Average Original List \$ / SqFt	\$383.17	\$496.92	\$113.75	29.69%	↑
Sold (Year to Date)	2024	2025	Var.	Var. %	Trend
Closed Units (Sold)	15	15	0	0%	↔
Average Days on Market	26	30	4	15.38%	↑
Average Days to Offer	14	20	6	42.86%	↑
Average Sale Price	\$635,866.67	\$641,133.33	\$5,266.66	0.83%	↑
Average Sale \$ / SqFt	\$356.21	\$405.51	\$49.30	13.84%	↑
Average List Price	\$624,546.67	\$634,486.60	\$9,939.93	1.59%	↑
Average List \$ / SqFt	\$348.40	\$400.98	\$52.58	15.09%	↑
Average Original List Price	\$632,813.33	\$636,146.60	\$3,333.27	0.53%	↑
Average Original List \$ / SqFt	\$352.10	\$402.07	\$49.97	14.19%	↑
Average Sale Price as % of List Price	102%	101.08%	-0.92%	-0.90%	↓
Average Sale Price as % of Original List Price	100.92%	100.80%	-0.12%	-0.12%	↓
Sold Units - Short Sale	0	0	0	0%	↔
Sold Units - Lender-Owned	0	0	0	0%	↔
12-Month Activity as of September 30	2024	2025	Var.	Var. %	Trend
Units Listed	30	28	-2	-6.67%	↓
Units Price Changed	9	7	-2	-22.22%	↓
Units Went Pending	22	26	4	18.18%	↑
Units Sold	20	27	7	35%	↑

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Condominium

Listing Inventory on September 30	2024	2025	Var.	Var. %	Trend
Listing Units	21	27	6	28.57%	↑
Average Days on Market	52	41	-11	-21.15%	↓
Average List Price	\$468,861.76	\$497,051.37	\$28,189.61	6.01%	↑
Average List \$ / SqFt	\$507.02	\$472.48	-\$34.54	-6.81%	↓
Approximate Absorption Rate	42.06%	32.72%	-9.34%	-22.21%	↓
Approximate Months Supply of Inventory	2.38	3.06	0.68	28.57%	↑
Listed (Year to Date)	2024	2025	Var.	Var. %	Trend
Listing Units (Taken)	120	131	11	9.17%	↑
Average Original List Price	\$488,865.96	\$480,528.63	-\$8,337.33	-1.71%	↓
Average Original List \$ / SqFt	\$462.88	\$479.97	\$17.09	3.69%	↑
Went Pending (Year to Date)	2024	2025	Var.	Var. %	Trend
Listing Units (Went Pending)	98	86	-12	-12.24%	↓
Average List Price	\$481,238.73	\$452,985.45	-\$28,253.28	-5.87%	↓
Average List \$ / SqFt	\$445.43	\$467.37	\$21.94	4.93%	↑
Average Days to Offer	39	34	-5	-12.82%	↓
Listed & Price Changed (Year to Date)	2024	2025	Var.	Var. %	Trend
Listing Units (Price Changed)	41	49	8	19.51%	↑
Average Original List Price	\$520,464.93	\$501,793.88	-\$18,671.05	-3.59%	↓
Average Original List \$ / SqFt	\$499.12	\$501.57	\$2.45	0.49%	↑
Sold (Year to Date)	2024	2025	Var.	Var. %	Trend
Closed Units (Sold)	85	75	-10	-11.76%	↓
Average Days on Market	62	50	-12	-19.35%	↓
Average Days to Offer	32	40	8	25%	↑
Average Sale Price	\$495,998.25	\$454,883.67	-\$41,114.58	-8.29%	↓
Average Sale \$ / SqFt	\$435.52	\$453.50	\$17.98	4.13%	↑
Average List Price	\$497,463.60	\$456,770.31	-\$40,693.29	-8.18%	↓
Average List \$ / SqFt	\$437.69	\$455.67	\$17.98	4.11%	↑
Average Original List Price	\$505,695.74	\$462,982.33	-\$42,713.41	-8.45%	↓
Average Original List \$ / SqFt	\$445.77	\$462.06	\$16.29	3.65%	↑
Average Sale Price as % of List Price	99.63%	99.57%	-0.06%	-0.06%	↓
Average Sale Price as % of Original List Price	98.14%	98.29%	0.15%	0.15%	↑
Sold Units - Short Sale	0	1	1	0%	↑
Sold Units - Lender-Owned	0	0	0	0%	↔
12-Month Activity as of September 30	2024	2025	Var.	Var. %	Trend
Units Listed	148	160	12	8.11%	↑
Units Price Changed	52	56	4	7.69%	↑
Units Went Pending	120	111	-9	-7.50%	↓
Units Sold	106	106	0	0%	↔

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Multi Family

Listing Inventory on September 30	2024	2025	Var.	Var. %	Trend
Listing Units	7	10	3	42.86%	↑
Average Days on Market	63	110	47	74.60%	↑
Average List Price	\$2,146,714.14	\$1,292,959.90	-\$853,754.24	-39.77%	↓
Average List \$ / SqFt	\$362.13	\$355.22	-\$6.91	-1.91%	↓
Approximate Absorption Rate	44.05%	38.33%	-5.72%	-12.99%	↓
Approximate Months Supply of Inventory	2.27	2.61	0.34	14.98%	↑
Listed (Year to Date)	2024	2025	Var.	Var. %	Trend
Listing Units (Taken)	50	59	9	18%	↑
Average Original List Price	\$1,159,961.68	\$1,369,493.47	\$209,531.79	18.06%	↑
Average Original List \$ / SqFt	\$354.72	\$358.41	\$3.69	1.04%	↑
Went Pending (Year to Date)	2024	2025	Var.	Var. %	Trend
Listing Units (Went Pending)	33	37	4	12.12%	↑
Average List Price	\$932,154.48	\$1,071,102.51	\$138,948.03	14.91%	↑
Average List \$ / SqFt	\$315.54	\$330.80	\$15.26	4.84%	↑
Average Days to Offer	26	33	7	26.92%	↑
Listed & Price Changed (Year to Date)	2024	2025	Var.	Var. %	Trend
Listing Units (Price Changed)	17	16	-1	-5.88%	↓
Average Original List Price	\$1,187,699.94	\$1,282,163.81	\$94,463.87	7.95%	↑
Average Original List \$ / SqFt	\$394.12	\$366.80	-\$27.32	-6.93%	↓
Sold (Year to Date)	2024	2025	Var.	Var. %	Trend
Closed Units (Sold)	27	33	6	22.22%	↑
Average Days on Market	31	47	16	51.61%	↑
Average Days to Offer	20	39	19	95%	↑
Average Sale Price	\$979,940.74	\$1,249,360.61	\$269,419.87	27.49%	↑
Average Sale \$ / SqFt	\$315.15	\$336.12	\$20.97	6.65%	↑
Average List Price	\$966,159.15	\$1,256,011.91	\$289,852.76	30%	↑
Average List \$ / SqFt	\$308.14	\$332.34	\$24.20	7.85%	↑
Average Original List Price	\$993,570.22	\$1,273,848.27	\$280,278.05	28.21%	↑
Average Original List \$ / SqFt	\$315.39	\$337.95	\$22.56	7.15%	↑
Average Sale Price as % of List Price	102.44%	101.45%	-0.99%	-0.97%	↓
Average Sale Price as % of Original List Price	100.07%	99.90%	-0.17%	-0.17%	↓
Sold Units - Short Sale	0	0	0	0%	↔
Sold Units - Lender-Owned	1	0	-1	-100%	↓
12-Month Activity as of September 30	2024	2025	Var.	Var. %	Trend
Units Listed	61	77	16	26.23%	↑
Units Price Changed	22	19	-3	-13.64%	↓
Units Went Pending	42	54	12	28.57%	↑
Units Sold	37	46	9	24.32%	↑

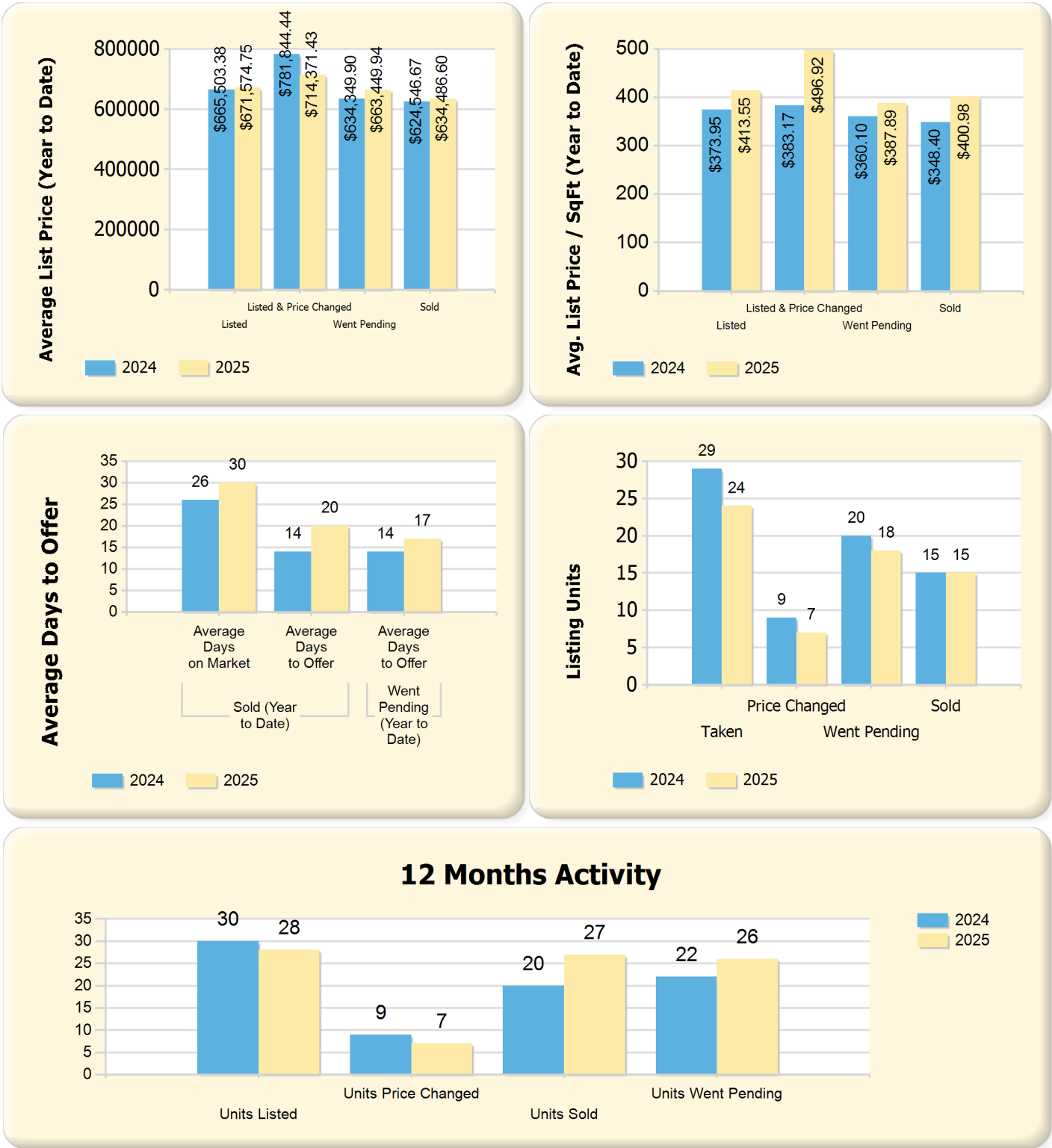
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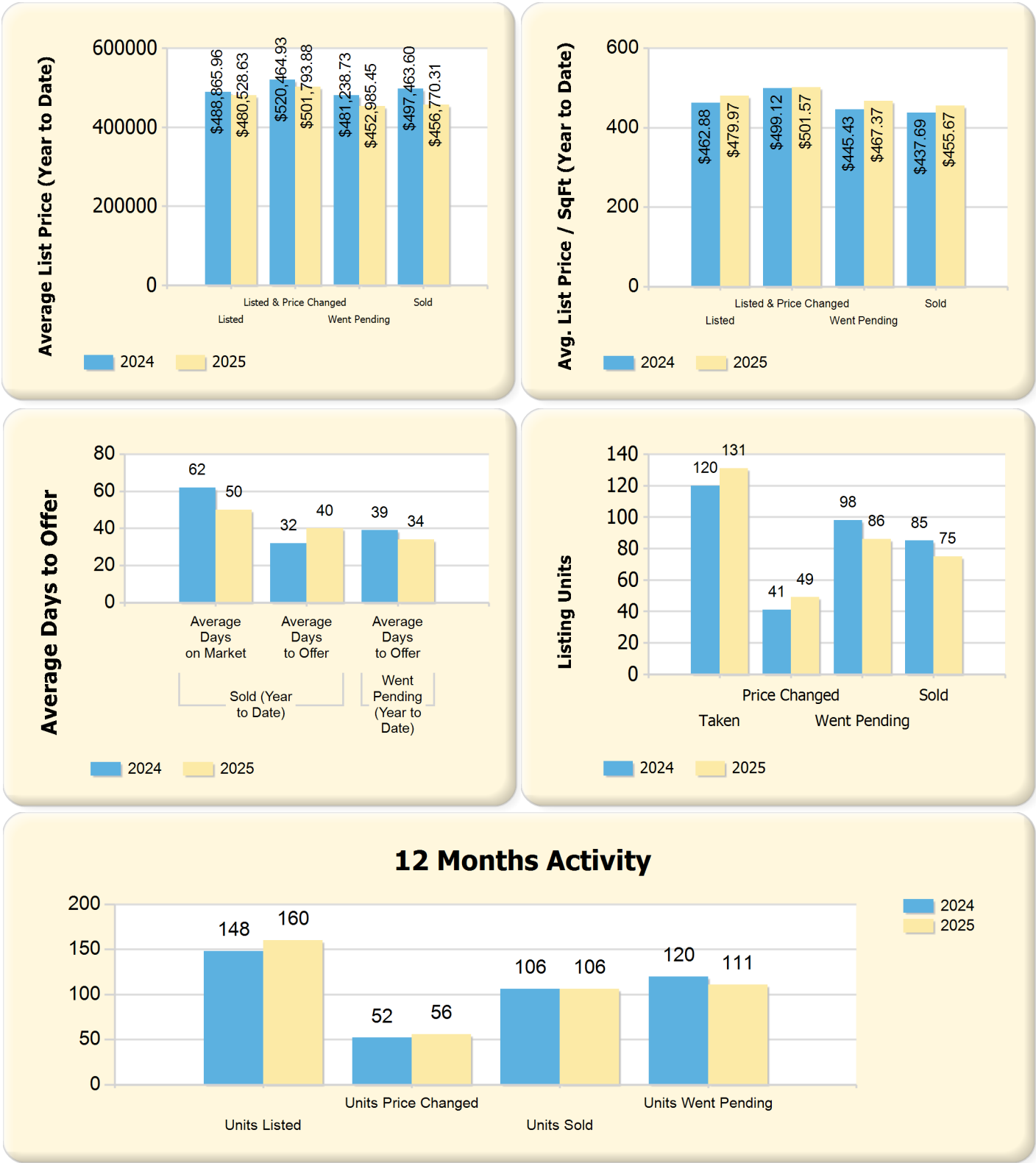


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