

Zip Code 02149, MA Area Market Review

2025 vs. 2024 As of September 30, 2025

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

Single Family

Listing Inventory on September 30	2024	2025	Var.	Var. %	Trend
Listing Units	6	15	9	150%	↑
Average Days on Market	26	55	29	111.54%	↑
Average List Price	\$717,981.17	\$717,485.80	-\$495.37	-0.07%	↓
Average List \$ / SqFt	\$385.03	\$440.57	\$55.54	14.42%	↑
Approximate Absorption Rate	90.28%	49.44%	-40.84%	-45.24%	↓
Approximate Months Supply of Inventory	1.11	2.02	0.91	81.98%	↑
Listed (Year to Date)	2024	2025	Var.	Var. %	Trend
Listing Units (Taken)	69	93	24	34.78%	↑
Average Original List Price	\$643,153.32	\$709,796.78	\$66,643.46	10.36%	↑
Average Original List \$ / SqFt	\$407.88	\$434.65	\$26.77	6.56%	↑
Went Pending (Year to Date)	2024	2025	Var.	Var. %	Trend
Listing Units (Went Pending)	59	70	11	18.64%	↑
Average List Price	\$621,656.19	\$676,634.53	\$54,978.34	8.84%	↑
Average List \$ / SqFt	\$405.85	\$414.12	\$8.27	2.04%	↑
Average Days to Offer	16	19	3	18.75%	↑
Listed & Price Changed (Year to Date)	2024	2025	Var.	Var. %	Trend
Listing Units (Price Changed)	11	23	12	109.09%	↑
Average Original List Price	\$721,408.91	\$746,517.26	\$25,108.35	3.48%	↑
Average Original List \$ / SqFt	\$406.05	\$500.46	\$94.41	23.25%	↑
Sold (Year to Date)	2024	2025	Var.	Var. %	Trend
Closed Units (Sold)	42	61	19	45.24%	↑
Average Days on Market	23	24	1	4.35%	↑
Average Days to Offer	16	16	0	0%	↔
Average Sale Price	\$631,047.62	\$683,945.07	\$52,897.45	8.38%	↑
Average Sale \$ / SqFt	\$418.85	\$424.95	\$6.10	1.46%	↑
Average List Price	\$612,564.69	\$665,389.26	\$52,824.57	8.62%	↑
Average List \$ / SqFt	\$406.74	\$412.90	\$6.16	1.51%	↑
Average Original List Price	\$616,088.48	\$675,566.31	\$59,477.83	9.65%	↑
Average Original List \$ / SqFt	\$409.40	\$419.91	\$10.51	2.57%	↑
Average Sale Price as % of List Price	103.10%	103.05%	-0.05%	-0.05%	↓
Average Sale Price as % of Original List Price	102.53%	101.62%	-0.91%	-0.89%	↓
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	87	113	26	29.89%	↑
Units Price Changed	16	29	13	81.25%	↑
Units Went Pending	78	91	13	16.67%	↑
Units Sold	65	89	24	36.92%	↑

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Condominium

Listing Inventory on September 30	2024	2025	Var.	Var. %	Trend
Listing Units	12	7	-5	-41.67%	⬇️
Average Days on Market	42	73	31	73.81%	⬆️
Average List Price	\$607,233.25	\$503,541.14	-\$103,692.11	-17.08%	⬇️
Average List \$ / SqFt	\$593.77	\$495.98	-\$97.79	-16.47%	⬇️
Approximate Absorption Rate	50.69%	79.76%	29.07%	57.35%	⬆️
Approximate Months Supply of Inventory	1.97	1.25	-0.72	-36.55%	⬇️
Listed (Year to Date)	2024	2025	Var.	Var. %	Trend
Listing Units (Taken)	78	69	-9	-11.54%	⬇️
Average Original List Price	\$514,780.76	\$488,322.72	-\$26,458.04	-5.14%	⬇️
Average Original List \$ / SqFt	\$519.32	\$496.64	-\$22.68	-4.37%	⬇️
Went Pending (Year to Date)	2024	2025	Var.	Var. %	Trend
Listing Units (Went Pending)	62	52	-10	-16.13%	⬇️
Average List Price	\$466,179.05	\$482,211.21	\$16,032.16	3.44%	⬆️
Average List \$ / SqFt	\$499.33	\$485.19	-\$14.14	-2.83%	⬇️
Average Days to Offer	17	26	9	52.94%	⬆️
Listed & Price Changed (Year to Date)	2024	2025	Var.	Var. %	Trend
Listing Units (Price Changed)	16	14	-2	-12.50%	⬇️
Average Original List Price	\$503,893.63	\$518,385.57	\$14,491.94	2.88%	⬆️
Average Original List \$ / SqFt	\$504.24	\$498.80	-\$5.44	-1.08%	⬇️
Sold (Year to Date)	2024	2025	Var.	Var. %	Trend
Closed Units (Sold)	59	47	-12	-20.34%	⬇️
Average Days on Market	28	36	8	28.57%	⬆️
Average Days to Offer	18	25	7	38.89%	⬆️
Average Sale Price	\$467,010.22	\$460,902.13	-\$6,108.09	-1.31%	⬇️
Average Sale \$ / SqFt	\$493.48	\$489.64	-\$3.84	-0.78%	⬇️
Average List Price	\$460,445.86	\$457,635.81	-\$2,810.05	-0.61%	⬇️
Average List \$ / SqFt	\$487.92	\$485.28	-\$2.64	-0.54%	⬇️
Average Original List Price	\$464,954.36	\$460,486.83	-\$4,467.53	-0.96%	⬇️
Average Original List \$ / SqFt	\$493.40	\$488.40	-\$5.00	-1.01%	⬇️
Average Sale Price as % of List Price	101.35%	101.19%	-0.16%	-0.16%	⬇️
Average Sale Price as % of Original List Price	100.29%	100.59%	0.30%	0.30%	⬆️
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	97	88	-9	-9.28%	⬇️
Units Price Changed	21	17	-4	-19.05%	⬇️
Units Went Pending	79	68	-11	-13.92%	⬇️
Units Sold	73	67	-6	-8.22%	⬇️

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Multi Family

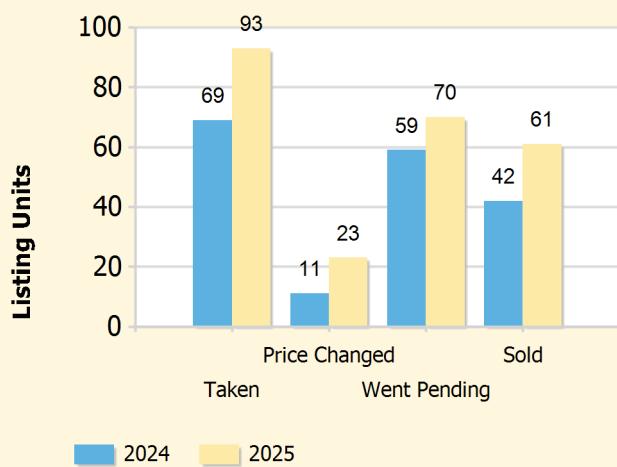
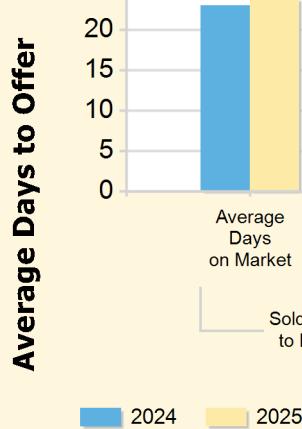
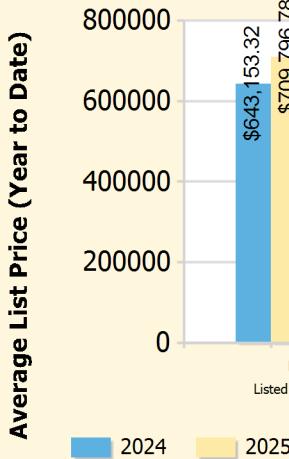
Listing Inventory on September 30	2024	2025	Var.	Var. %	Trend
Listing Units	7	13	6	85.71%	↑
Average Days on Market	37	42	5	13.51%	↑
Average List Price	\$991,185.71	\$1,297,117.08	\$305,931.37	30.87%	↑
Average List \$ / SqFt	\$388.88	\$398.54	\$9.66	2.48%	↑
Approximate Absorption Rate	80.95%	53.85%	-27.10%	-33.48%	↓
Approximate Months Supply of Inventory	1.24	1.86	0.62	50%	↑
Listed (Year to Date)	2024	2025	Var.	Var. %	Trend
Listing Units (Taken)	67	96	29	43.28%	↑
Average Original List Price	\$936,032.75	\$1,119,515.71	\$183,482.96	19.60%	↑
Average Original List \$ / SqFt	\$347.00	\$376.29	\$29.29	8.44%	↑
Went Pending (Year to Date)	2024	2025	Var.	Var. %	Trend
Listing Units (Went Pending)	54	70	16	29.63%	↑
Average List Price	\$895,858.50	\$973,947.17	\$78,088.67	8.72%	↑
Average List \$ / SqFt	\$341.51	\$357.00	\$15.49	4.54%	↑
Average Days to Offer	22	19	-3	-13.64%	↓
Listed & Price Changed (Year to Date)	2024	2025	Var.	Var. %	Trend
Listing Units (Price Changed)	13	26	13	100%	↑
Average Original List Price	\$1,049,340.15	\$1,049,507.04	\$166.89	0.02%	↑
Average Original List \$ / SqFt	\$340.20	\$402.55	\$62.35	18.33%	↑
Sold (Year to Date)	2024	2025	Var.	Var. %	Trend
Closed Units (Sold)	45	56	11	24.44%	↑
Average Days on Market	35	28	-7	-20%	↓
Average Days to Offer	25	19	-6	-24%	↓
Average Sale Price	\$907,355.56	\$977,808.93	\$70,453.37	7.76%	↑
Average Sale \$ / SqFt	\$340.64	\$361.67	\$21.03	6.17%	↑
Average List Price	\$875,299.67	\$966,687.57	\$91,387.90	10.44%	↑
Average List \$ / SqFt	\$328.74	\$357.84	\$29.10	8.85%	↑
Average Original List Price	\$878,319.67	\$979,253.63	\$100,933.96	11.49%	↑
Average Original List \$ / SqFt	\$330.07	\$363.35	\$33.28	10.08%	↑
Average Sale Price as % of List Price	103.81%	101.35%	-2.46%	-2.37%	↓
Average Sale Price as % of Original List Price	103.35%	100.15%	-3.20%	-3.10%	↓
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	95	119	24	25.26%	↑
Units Price Changed	18	29	11	61.11%	↑
Units Went Pending	78	90	12	15.38%	↑
Units Sold	68	84	16	23.53%	↑

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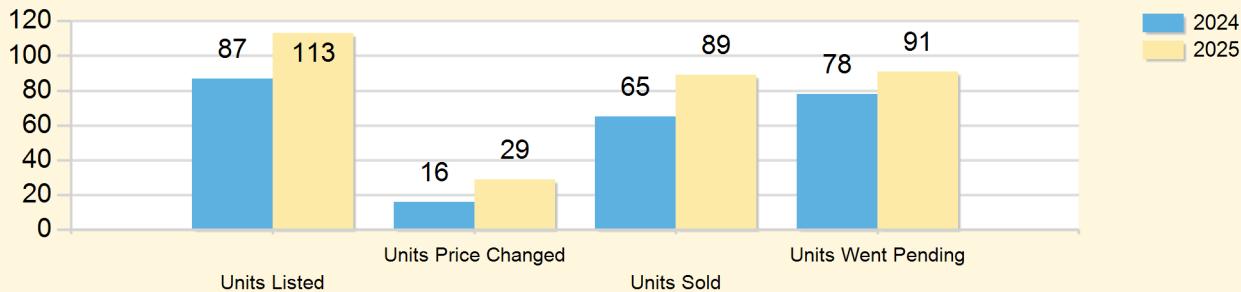
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12 Months Activity

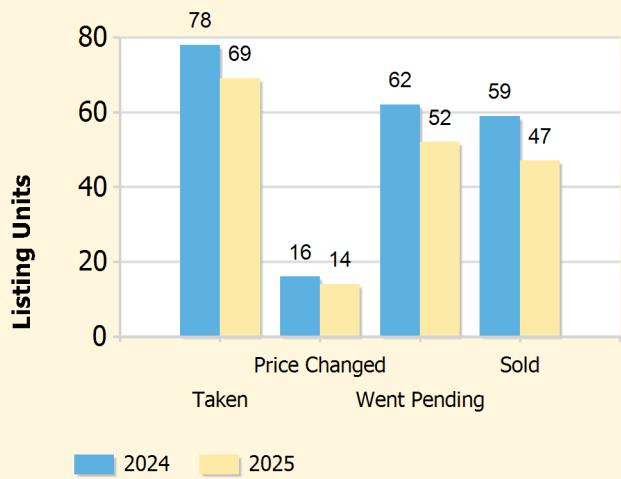
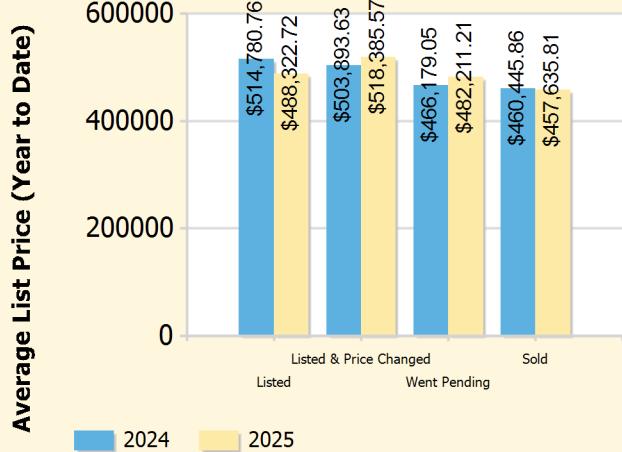


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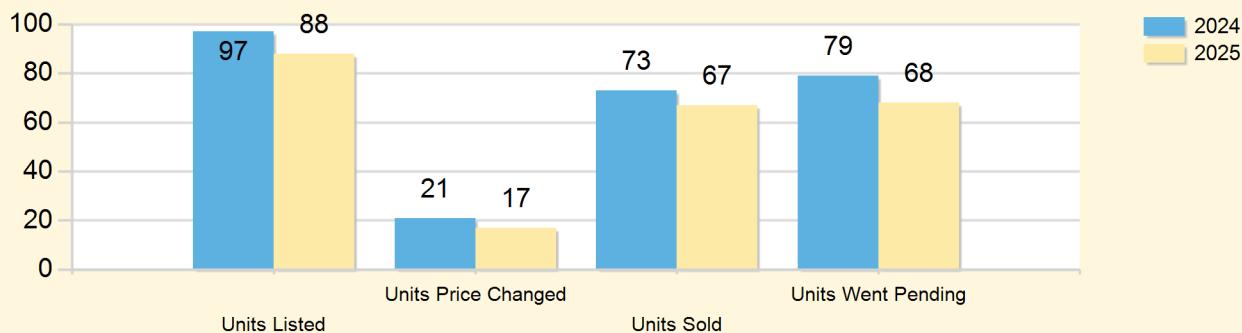
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Condominium



12 Months Activity

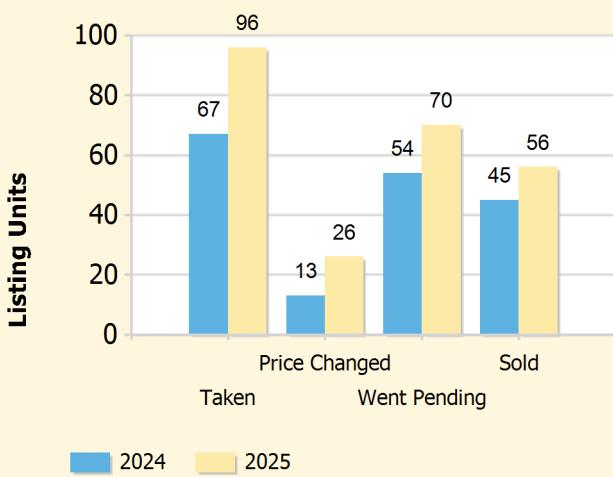
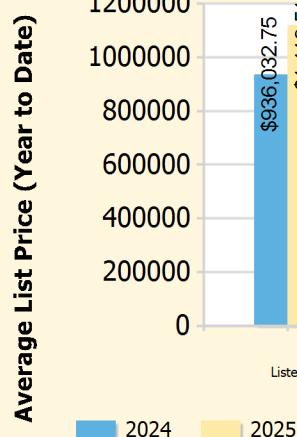


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12 Months Activity

