

Zip Code 02148, MA Area Market Review

2025 vs. 2024 As of September 30, 2025

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

Single Family

Listing Inventory on September 30	2024	2025	Var.	Var. %	Trend
Listing Units	15	25	10	66.67%	↑
Average Days on Market	36	47	11	30.56%	↑
Average List Price	\$735,966.53	\$812,061.92	\$76,095.39	10.34%	↑
Average List \$ / SqFt	\$437.69	\$452.70	\$15.01	3.43%	↑
Approximate Absorption Rate	86.11%	49.33%	-36.78%	-42.71%	↓
Approximate Months Supply of Inventory	1.16	2.03	0.87	75%	↑
Listed (Year to Date)	2024	2025	Var.	Var. %	Trend
Listing Units (Taken)	125	164	39	31.20%	↑
Average Original List Price	\$725,433.31	\$727,831.99	\$2,398.68	0.33%	↑
Average Original List \$ / SqFt	\$425.64	\$441.95	\$16.31	3.83%	↑
Went Pending (Year to Date)	2024	2025	Var.	Var. %	Trend
Listing Units (Went Pending)	107	129	22	20.56%	↑
Average List Price	\$697,970.76	\$710,463.54	\$12,492.78	1.79%	↑
Average List \$ / SqFt	\$417.49	\$438.24	\$20.75	4.97%	↑
Average Days to Offer	14	12	-2	-14.29%	↓
Listed & Price Changed (Year to Date)	2024	2025	Var.	Var. %	Trend
Listing Units (Price Changed)	21	28	7	33.33%	↑
Average Original List Price	\$775,442.81	\$729,099.43	-\$46,343.38	-5.98%	↓
Average Original List \$ / SqFt	\$436.75	\$436.81	\$0.06	0.01%	↑
Sold (Year to Date)	2024	2025	Var.	Var. %	Trend
Closed Units (Sold)	101	117	16	15.84%	↑
Average Days on Market	22	19	-3	-13.64%	↓
Average Days to Offer	13	12	-1	-7.69%	↓
Average Sale Price	\$716,369.32	\$740,700.97	\$24,331.65	3.40%	↑
Average Sale \$ / SqFt	\$436.88	\$457.38	\$20.50	4.69%	↑
Average List Price	\$686,507.61	\$707,194.83	\$20,687.22	3.01%	↑
Average List \$ / SqFt	\$418.52	\$436.79	\$18.27	4.37%	↑
Average Original List Price	\$689,657.14	\$705,578.58	\$15,921.44	2.31%	↑
Average Original List \$ / SqFt	\$420.32	\$434.36	\$14.04	3.34%	↑
Average Sale Price as % of List Price	104.37%	104.67%	0.30%	0.29%	↑
Average Sale Price as % of Original List Price	103.94%	111.73%	7.79%	7.49%	↑
Sold Units - Short Sale	0	0	0	0%	↔
Sold Units - Lender-Owned	0	2	2	0%	↑
12-Month Activity as of September 30	2024	2025	Var.	Var. %	Trend
Units Listed	163	199	36	22.09%	↑
Units Price Changed	25	34	9	36%	↑
Units Went Pending	138	161	23	16.67%	↑
Units Sold	155	148	-7	-4.52%	↓

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Condominium

Listing Inventory on September 30	2024	2025	Var.	Var. %	Trend
Listing Units	10	26	16	160%	↑
Average Days on Market	23	46	23	100%	↑
Average List Price	\$535,989.90	\$444,519.58	-\$91,470.32	-17.07%	↓
Average List \$ / SqFt	\$513.94	\$490.49	-\$23.45	-4.56%	↓
Approximate Absorption Rate	81.67%	32.69%	-48.98%	-59.97%	↓
Approximate Months Supply of Inventory	1.22	3.06	1.84	150.82%	↑
Listed (Year to Date)	2024	2025	Var.	Var. %	Trend
Listing Units (Taken)	96	107	11	11.46%	↑
Average Original List Price	\$494,630.86	\$457,551.26	-\$37,079.60	-7.50%	↓
Average Original List \$ / SqFt	\$460.55	\$497.95	\$37.40	8.12%	↑
Went Pending (Year to Date)	2024	2025	Var.	Var. %	Trend
Listing Units (Went Pending)	75	80	5	6.67%	↑
Average List Price	\$469,709.25	\$445,813.40	-\$23,895.85	-5.09%	↓
Average List \$ / SqFt	\$451.60	\$499.41	\$47.81	10.59%	↑
Average Days to Offer	17	20	3	17.65%	↑
Listed & Price Changed (Year to Date)	2024	2025	Var.	Var. %	Trend
Listing Units (Price Changed)	14	26	12	85.71%	↑
Average Original List Price	\$510,700.00	\$449,550.00	-\$61,150.00	-11.97%	↓
Average Original List \$ / SqFt	\$472.53	\$504.14	\$31.61	6.69%	↑
Sold (Year to Date)	2024	2025	Var.	Var. %	Trend
Closed Units (Sold)	69	82	13	18.84%	↑
Average Days on Market	25	30	5	20%	↑
Average Days to Offer	16	20	4	25%	↑
Average Sale Price	\$484,835.99	\$455,270.61	-\$29,565.38	-6.10%	↓
Average Sale \$ / SqFt	\$465.54	\$507.84	\$42.30	9.09%	↑
Average List Price	\$466,853.36	\$447,919.00	-\$18,934.36	-4.06%	↓
Average List \$ / SqFt	\$449.43	\$501.95	\$52.52	11.69%	↑
Average Original List Price	\$469,239.91	\$452,119.00	-\$17,120.91	-3.65%	↓
Average Original List \$ / SqFt	\$451.66	\$508.24	\$56.58	12.53%	↑
Average Sale Price as % of List Price	103.92%	101.46%	-2.46%	-2.37%	↓
Average Sale Price as % of Original List Price	103.47%	100.43%	-3.04%	-2.94%	↓
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	116	132	16	13.79%	↑
Units Price Changed	15	30	15	100%	↑
Units Went Pending	96	104	8	8.33%	↑
Units Sold	98	102	4	4.08%	↑

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Multi Family

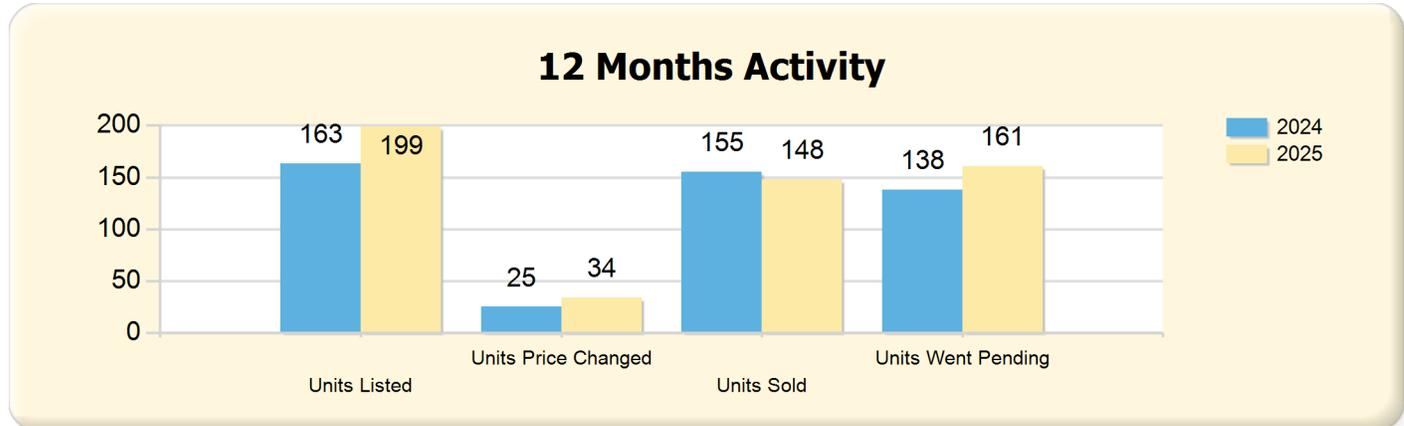
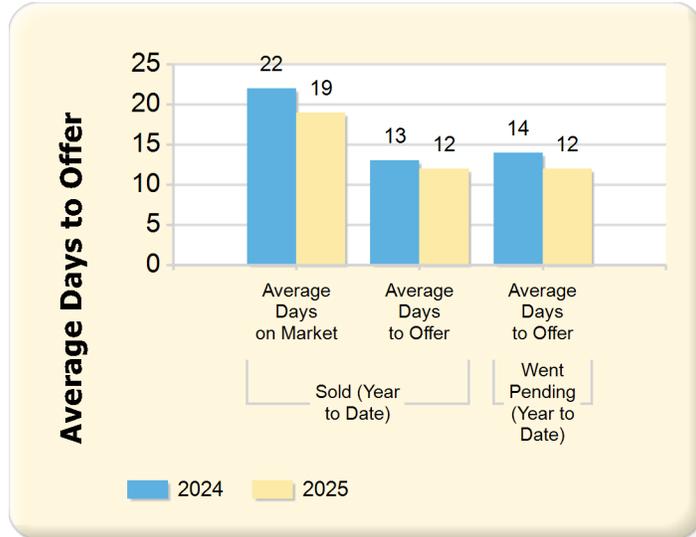
Listing Inventory on September 30	2024	2025	Var.	Var. %	Trend
Listing Units	10	20	10	100%	↑
Average Days on Market	49	42	-7	-14.29%	↓
Average List Price	\$1,301,880.00	\$1,186,028.65	-\$115,851.35	-8.90%	↓
Average List \$ / SqFt	\$394.20	\$377.33	-\$16.87	-4.28%	↓
Approximate Absorption Rate	67.50%	30.42%	-37.08%	-54.93%	↓
Approximate Months Supply of Inventory	1.48	3.29	1.81	122.30%	↑
Listed (Year to Date)	2024	2025	Var.	Var. %	Trend
Listing Units (Taken)	90	83	-7	-7.78%	↓
Average Original List Price	\$992,516.92	\$1,096,427.78	\$103,910.86	10.47%	↑
Average Original List \$ / SqFt	\$362.06	\$389.11	\$27.05	7.47%	↑
Went Pending (Year to Date)	2024	2025	Var.	Var. %	Trend
Listing Units (Went Pending)	76	55	-21	-27.63%	↓
Average List Price	\$916,151.62	\$1,004,517.58	\$88,365.96	9.65%	↑
Average List \$ / SqFt	\$355.18	\$383.62	\$28.44	8.01%	↑
Average Days to Offer	13	21	8	61.54%	↑
Listed & Price Changed (Year to Date)	2024	2025	Var.	Var. %	Trend
Listing Units (Price Changed)	6	18	12	200%	↑
Average Original List Price	\$1,168,966.67	\$1,179,293.17	\$10,326.50	0.88%	↑
Average Original List \$ / SqFt	\$450.96	\$398.44	-\$52.52	-11.65%	↓
Sold (Year to Date)	2024	2025	Var.	Var. %	Trend
Closed Units (Sold)	61	48	-13	-21.31%	↓
Average Days on Market	19	32	13	68.42%	↑
Average Days to Offer	11	23	12	109.09%	↑
Average Sale Price	\$917,729.92	\$977,222.15	\$59,492.23	6.48%	↑
Average Sale \$ / SqFt	\$366.50	\$394.82	\$28.32	7.73%	↑
Average List Price	\$885,909.00	\$974,411.81	\$88,502.81	9.99%	↑
Average List \$ / SqFt	\$351.30	\$393.96	\$42.66	12.14%	↑
Average Original List Price	\$890,513.92	\$985,078.50	\$94,564.58	10.62%	↑
Average Original List \$ / SqFt	\$353.32	\$398.20	\$44.88	12.70%	↑
Average Sale Price as % of List Price	104.41%	100.44%	-3.97%	-3.80%	↓
Average Sale Price as % of Original List Price	103.94%	99.49%	-4.45%	-4.28%	↓
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	110	109	-1	-0.91%	↓
Units Price Changed	10	21	11	110%	↑
Units Went Pending	92	82	-10	-10.87%	↓
Units Sold	81	73	-8	-9.88%	↓

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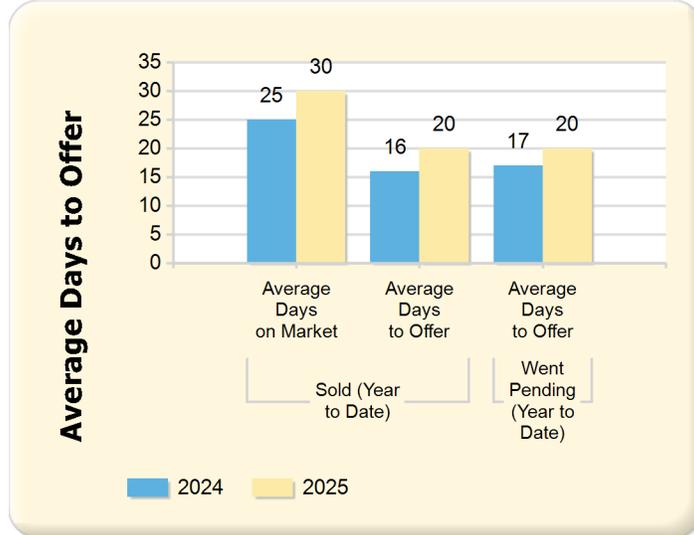


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Condominium



12 Months Activity



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