

# Zip Code 02149, MA Area Market Review

2025 vs. 2024 As of December 31, 2025

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

## Single Family

Listing Inventory on December 31	2024	2025	Var.	Var. %	Trend
Listing Units	2	3	1	50%	↑
Average Days on Market	37	91	54	145.95%	↑
Average List Price	\$629,950.00	\$666,633.33	\$36,683.33	5.82%	↑
Average List \$ / SqFt	\$420.44	\$442.26	\$21.82	5.19%	↑
Approximate Absorption Rate	287.50%	238.89%	-48.61%	-16.91%	↓
Approximate Months Supply of Inventory	0.35	0.42	0.07	20%	↑
Listed (Year to Date)	2024	2025	Var.	Var. %	Trend
Listing Units (Taken)	89	111	22	24.72%	↑
Average Original List Price	\$644,358.48	\$704,617.90	\$60,259.42	9.35%	↑
Average Original List \$ / SqFt	\$407.51	\$433.36	\$25.85	6.34%	↑
Went Pending (Year to Date)	2024	2025	Var.	Var. %	Trend
Listing Units (Went Pending)	79	90	11	13.92%	↑
Average List Price	\$622,899.10	\$663,920.17	\$41,021.07	6.59%	↑
Average List \$ / SqFt	\$404.48	\$412.01	\$7.53	1.86%	↑
Average Days to Offer	19	20	1	5.26%	↑
Listed & Price Changed (Year to Date)	2024	2025	Var.	Var. %	Trend
Listing Units (Price Changed)	17	29	12	70.59%	↑
Average Original List Price	\$711,718.47	\$723,375.34	\$11,656.87	1.64%	↑
Average Original List \$ / SqFt	\$408.42	\$488.08	\$79.66	19.50%	↑
Sold (Year to Date)	2024	2025	Var.	Var. %	Trend
Closed Units (Sold)	69	86	17	24.64%	↑
Average Days on Market	25	25	0	0%	↔
Average Days to Offer	18	16	-2	-11.11%	↓
Average Sale Price	\$639,566.67	\$674,198.24	\$34,631.57	5.41%	↑
Average Sale \$ / SqFt	\$414.01	\$419.77	\$5.76	1.39%	↑
Average List Price	\$623,748.03	\$659,256.19	\$35,508.16	5.69%	↑
Average List \$ / SqFt	\$403.61	\$409.61	\$6.00	1.49%	↑
Average Original List Price	\$627,690.06	\$667,360.70	\$39,670.64	6.32%	↑
Average Original List \$ / SqFt	\$406.33	\$415.12	\$8.79	2.16%	↑
Average Sale Price as % of List Price	102.64%	102.65%	0.01%	0.01%	↑
Average Sale Price as % of Original List Price	102.04%	101.51%	-0.53%	-0.52%	↓
Sold Units - Short Sale	0	0	0	0%	↔
Sold Units - Lender-Owned	0	0	0	0%	↔
12-Month Activity as of December 31	2024	2025	Var.	Var. %	Trend
Units Listed	89	111	22	24.72%	↑
Units Price Changed	17	29	12	70.59%	↑
Units Went Pending	79	90	11	13.92%	↑
Units Sold	69	86	17	24.64%	↑

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## Condominium

Listing Inventory on December 31	2024	2025	Var.	Var. %	Trend
Listing Units	6	7	1	16.67%	↑
Average Days on Market	43	62	19	44.19%	↑
Average List Price	\$472,281.17	\$427,498.29	-\$44,782.88	-9.48%	↓
Average List \$ / SqFt	\$530.17	\$443.37	-\$86.80	-16.37%	↓
Approximate Absorption Rate	104.17%	63.10%	-41.07%	-39.43%	↓
Approximate Months Supply of Inventory	0.96	1.58	0.62	64.58%	↑
Listed (Year to Date)	2024	2025	Var.	Var. %	Trend
Listing Units (Taken)	97	80	-17	-17.53%	↓
Average Original List Price	\$506,793.67	\$480,970.40	-\$25,823.27	-5.10%	↓
Average Original List \$ / SqFt	\$513.11	\$488.23	-\$24.88	-4.85%	↓
Went Pending (Year to Date)	2024	2025	Var.	Var. %	Trend
Listing Units (Went Pending)	78	59	-19	-24.36%	↓
Average List Price	\$471,325.65	\$480,231.51	\$8,905.86	1.89%	↑
Average List \$ / SqFt	\$495.79	\$482.24	-\$13.55	-2.73%	↓
Average Days to Offer	19	26	7	36.84%	↑
Listed & Price Changed (Year to Date)	2024	2025	Var.	Var. %	Trend
Listing Units (Price Changed)	25	20	-5	-20%	↓
Average Original List Price	\$519,923.92	\$530,169.90	\$10,245.98	1.97%	↑
Average Original List \$ / SqFt	\$522.50	\$488.04	-\$34.46	-6.60%	↓
Sold (Year to Date)	2024	2025	Var.	Var. %	Trend
Closed Units (Sold)	75	53	-22	-29.33%	↓
Average Days on Market	29	40	11	37.93%	↑
Average Days to Offer	19	27	8	42.11%	↑
Average Sale Price	\$476,966.71	\$463,932.08	-\$13,034.63	-2.73%	↓
Average Sale \$ / SqFt	\$496.65	\$488.27	-\$8.38	-1.69%	↓
Average List Price	\$471,465.28	\$461,859.83	-\$9,605.45	-2.04%	↓
Average List \$ / SqFt	\$491.40	\$485.51	-\$5.89	-1.20%	↓
Average Original List Price	\$476,143.96	\$465,350.36	-\$10,793.60	-2.27%	↓
Average Original List \$ / SqFt	\$496.74	\$489.35	-\$7.39	-1.49%	↓
Average Sale Price as % of List Price	101.29%	100.84%	-0.45%	-0.44%	↓
Average Sale Price as % of Original List Price	100.24%	100.12%	-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 December 31	2024	2025	Var.	Var. %	Trend
Units Listed	97	80	-17	-17.53%	↓
Units Price Changed	25	20	-5	-20%	↓
Units Went Pending	78	60	-18	-23.08%	↓
Units Sold	75	53	-22	-29.33%	↓

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## Multi Family

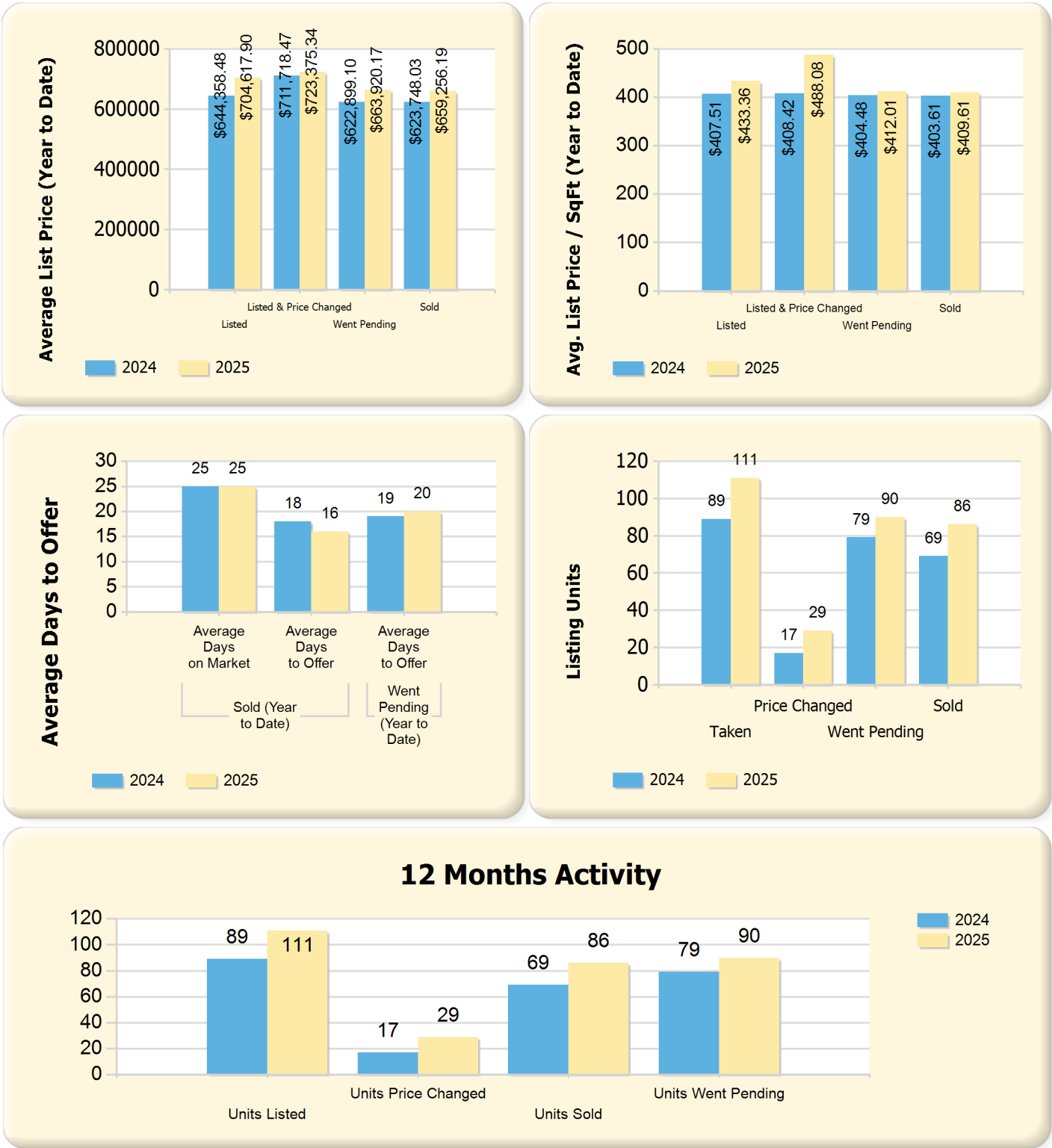
Listing Inventory on December 31	2024	2025	Var.	Var. %	Trend
Listing Units	7	3	-4	-57.14%	↓
Average Days on Market	54	76	22	40.74%	↑
Average List Price	\$1,003,942.71	\$906,241.00	-\$97,701.71	-9.73%	↓
Average List \$ / SqFt	\$372.75	\$343.80	-\$28.95	-7.77%	↓
Approximate Absorption Rate	85.71%	219.44%	133.73%	156.03%	↑
Approximate Months Supply of Inventory	1.17	0.46	-0.71	-60.68%	↓
Listed (Year to Date)	2024	2025	Var.	Var. %	Trend
Listing Units (Taken)	89	115	26	29.21%	↑
Average Original List Price	\$938,818.88	\$1,107,501.58	\$168,682.70	17.97%	↑
Average Original List \$ / SqFt	\$349.71	\$371.95	\$22.24	6.36%	↑
Went Pending (Year to Date)	2024	2025	Var.	Var. %	Trend
Listing Units (Went Pending)	75	94	19	25.33%	↑
Average List Price	\$906,169.93	\$1,025,965.69	\$119,795.76	13.22%	↑
Average List \$ / SqFt	\$345.02	\$358.38	\$13.36	3.87%	↑
Average Days to Offer	21	21	0	0%	↔
Listed & Price Changed (Year to Date)	2024	2025	Var.	Var. %	Trend
Listing Units (Price Changed)	17	31	14	82.35%	↑
Average Original List Price	\$1,059,771.88	\$1,111,776.87	\$52,004.99	4.91%	↑
Average Original List \$ / SqFt	\$355.61	\$402.52	\$46.91	13.19%	↑
Sold (Year to Date)	2024	2025	Var.	Var. %	Trend
Closed Units (Sold)	72	78	6	8.33%	↑
Average Days on Market	31	30	-1	-3.23%	↓
Average Days to Offer	22	20	-2	-9.09%	↓
Average Sale Price	\$929,666.67	\$1,014,388.46	\$84,721.79	9.11%	↑
Average Sale \$ / SqFt	\$350.53	\$362.97	\$12.44	3.55%	↑
Average List Price	\$900,224.43	\$1,007,898.42	\$107,673.99	11.96%	↑
Average List \$ / SqFt	\$339.44	\$359.63	\$20.19	5.95%	↑
Average Original List Price	\$900,653.60	\$1,020,098.41	\$119,444.81	13.26%	↑
Average Original List \$ / SqFt	\$340.13	\$365.03	\$24.90	7.32%	↑
Average Sale Price as % of List Price	103.51%	101.18%	-2.33%	-2.25%	↓
Average Sale Price as % of Original List Price	103.35%	99.99%	-3.36%	-3.25%	↓
Sold Units - Short Sale	0	0	0	0%	↔
Sold Units - Lender-Owned	0	0	0	0%	↔
12-Month Activity as of December 31	2024	2025	Var.	Var. %	Trend
Units Listed	89	115	26	29.21%	↑
Units Price Changed	17	31	14	82.35%	↑
Units Went Pending	75	94	19	25.33%	↑
Units Sold	72	79	7	9.72%	↑

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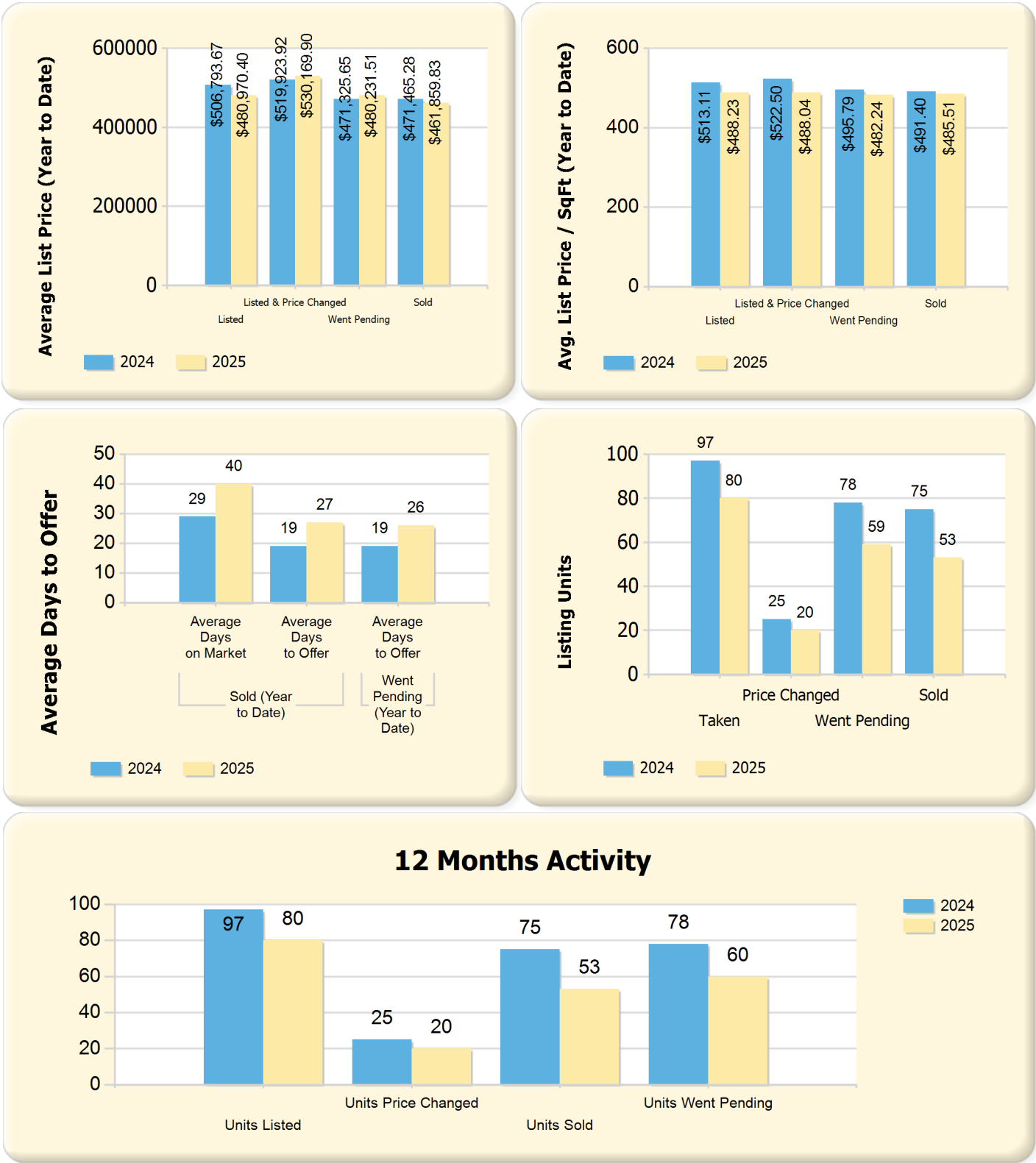


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