

Zip Code 02148, MA Area Market Review

2025 vs. 2024 As of December 31, 2025

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

Single Family

Listing Inventory on December 31	2024	2025	Var.	Var. %	Trend
Listing Units	6	8	2	33.33%	↑
Average Days on Market	59	66	7	11.86%	↑
Average List Price	\$757,931.17	\$793,934.50	\$36,003.33	4.75%	↑
Average List \$ / SqFt	\$458.56	\$418.90	-\$39.66	-8.65%	↓
Approximate Absorption Rate	181.94%	166.67%	-15.27%	-8.39%	↓
Approximate Months Supply of Inventory	0.55	0.60	0.05	9.09%	↑
Listed (Year to Date)	2024	2025	Var.	Var. %	Trend
Listing Units (Taken)	159	193	34	21.38%	↑
Average Original List Price	\$720,527.36	\$722,713.06	\$2,185.70	0.30%	↑
Average Original List \$ / SqFt	\$425.19	\$438.51	\$13.32	3.13%	↑
Went Pending (Year to Date)	2024	2025	Var.	Var. %	Trend
Listing Units (Went Pending)	139	166	27	19.42%	↑
Average List Price	\$692,147.98	\$706,967.43	\$14,819.45	2.14%	↑
Average List \$ / SqFt	\$420.50	\$436.80	\$16.30	3.88%	↑
Average Days to Offer	15	18	3	20%	↑
Listed & Price Changed (Year to Date)	2024	2025	Var.	Var. %	Trend
Listing Units (Price Changed)	29	38	9	31.03%	↑
Average Original List Price	\$771,734.41	\$771,193.00	-\$541.41	-0.07%	↓
Average Original List \$ / SqFt	\$428.93	\$439.73	\$10.80	2.52%	↑
Sold (Year to Date)	2024	2025	Var.	Var. %	Trend
Closed Units (Sold)	131	159	28	21.37%	↑
Average Days on Market	23	22	-1	-4.35%	↓
Average Days to Offer	14	14	0	0%	↔
Average Sale Price	\$709,563.27	\$734,923.99	\$25,360.72	3.57%	↑
Average Sale \$ / SqFt	\$440.18	\$453.27	\$13.09	2.97%	↑
Average List Price	\$683,244.80	\$705,337.06	\$22,092.26	3.23%	↑
Average List \$ / SqFt	\$423.64	\$434.79	\$11.15	2.63%	↑
Average Original List Price	\$688,581.45	\$707,178.88	\$18,597.43	2.70%	↑
Average Original List \$ / SqFt	\$427.10	\$434.82	\$7.72	1.81%	↑
Average Sale Price as % of List Price	103.93%	104.23%	0.30%	0.29%	↑
Average Sale Price as % of Original List Price	103.21%	109.05%	5.84%	5.66%	↑
Sold Units - Short Sale	0	0	0	0%	↔
Sold Units - Lender-Owned	0	3	3	0%	↑
12-Month Activity as of December 31	2024	2025	Var.	Var. %	Trend
Units Listed	159	193	34	21.38%	↑
Units Price Changed	29	38	9	31.03%	↑
Units Went Pending	139	166	27	19.42%	↑
Units Sold	131	160	29	22.14%	↑

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Condominium

Listing Inventory on December 31	2024	2025	Var.	Var. %	Trend
Listing Units	5	9	4	80%	↑
Average Days on Market	64	81	17	26.56%	↑
Average List Price	\$423,280.00	\$489,611.11	\$66,331.11	15.67%	↑
Average List \$ / SqFt	\$561.97	\$488.44	-\$73.53	-13.08%	↓
Approximate Absorption Rate	148.33%	90.74%	-57.59%	-38.83%	↓
Approximate Months Supply of Inventory	0.67	1.10	0.43	64.18%	↑
Listed (Year to Date)	2024	2025	Var.	Var. %	Trend
Listing Units (Taken)	121	123	2	1.65%	↑
Average Original List Price	\$494,505.36	\$458,960.85	-\$35,544.51	-7.19%	↓
Average Original List \$ / SqFt	\$465.69	\$495.73	\$30.04	6.45%	↑
Went Pending (Year to Date)	2024	2025	Var.	Var. %	Trend
Listing Units (Went Pending)	100	101	1	1%	↑
Average List Price	\$479,356.78	\$438,757.27	-\$40,599.51	-8.47%	↓
Average List \$ / SqFt	\$457.98	\$490.20	\$32.22	7.04%	↑
Average Days to Offer	18	29	11	61.11%	↑
Listed & Price Changed (Year to Date)	2024	2025	Var.	Var. %	Trend
Listing Units (Price Changed)	24	41	17	70.83%	↑
Average Original List Price	\$499,983.33	\$461,163.12	-\$38,820.21	-7.76%	↓
Average Original List \$ / SqFt	\$493.36	\$514.13	\$20.77	4.21%	↑
Sold (Year to Date)	2024	2025	Var.	Var. %	Trend
Closed Units (Sold)	89	98	9	10.11%	↑
Average Days on Market	26	31	5	19.23%	↑
Average Days to Offer	17	22	5	29.41%	↑
Average Sale Price	\$488,423.27	\$451,271.33	-\$37,151.94	-7.61%	↓
Average Sale \$ / SqFt	\$466.36	\$503.16	\$36.80	7.89%	↑
Average List Price	\$473,724.49	\$446,342.31	-\$27,382.18	-5.78%	↓
Average List \$ / SqFt	\$453.41	\$499.55	\$46.14	10.18%	↑
Average Original List Price	\$475,855.64	\$451,375.98	-\$24,479.66	-5.14%	↓
Average Original List \$ / SqFt	\$455.43	\$506.52	\$51.09	11.22%	↑
Average Sale Price as % of List Price	103.18%	100.93%	-2.25%	-2.18%	↓
Average Sale Price as % of Original List Price	102.77%	99.73%	-3.04%	-2.96%	↓
Sold Units - Short Sale	0	0	0	0%	↔
Sold Units - Lender-Owned	1	0	-1	-100%	↓
12-Month Activity as of December 31	2024	2025	Var.	Var. %	Trend
Units Listed	121	123	2	1.65%	↑
Units Price Changed	24	41	17	70.83%	↑
Units Went Pending	100	101	1	1%	↑
Units Sold	89	98	9	10.11%	↑

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Multi Family

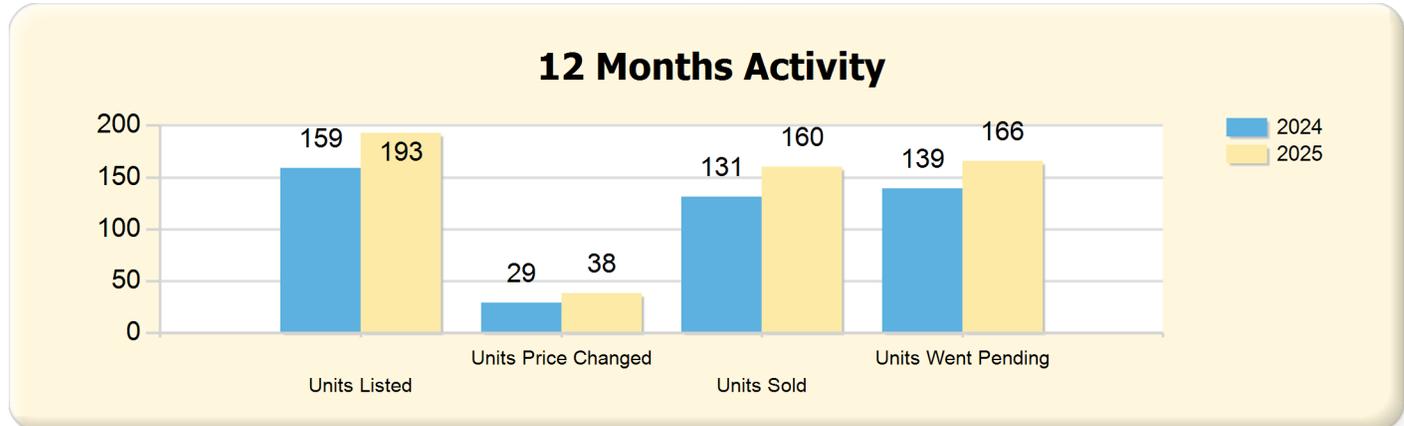
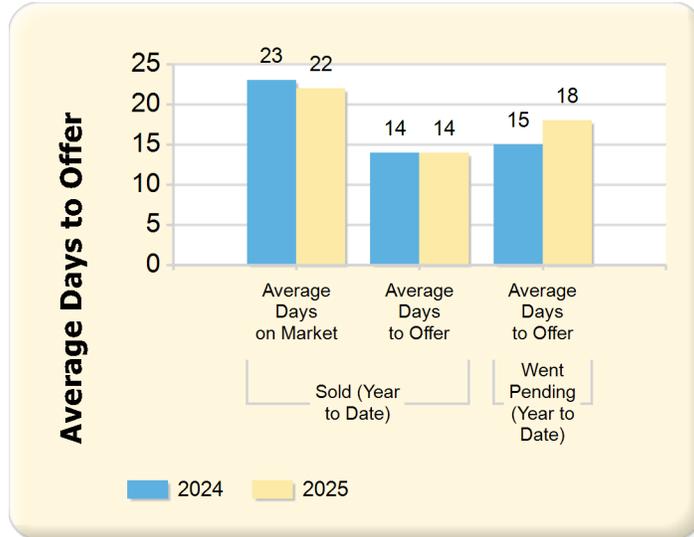
Listing Inventory on December 31	2024	2025	Var.	Var. %	Trend
Listing Units	3	9	6	200%	↑
Average Days on Market	24	94	70	291.67%	↑
Average List Price	\$1,082,966.67	\$1,279,200.78	\$196,234.11	18.12%	↑
Average List \$ / SqFt	\$445.62	\$419.52	-\$26.10	-5.86%	↓
Approximate Absorption Rate	238.89%	73.15%	-165.74%	-69.38%	↓
Approximate Months Supply of Inventory	0.42	1.37	0.95	226.19%	↑
Listed (Year to Date)	2024	2025	Var.	Var. %	Trend
Listing Units (Taken)	116	109	-7	-6.03%	↓
Average Original List Price	\$997,097.39	\$1,090,795.54	\$93,698.15	9.40%	↑
Average Original List \$ / SqFt	\$365.64	\$382.15	\$16.51	4.52%	↑
Went Pending (Year to Date)	2024	2025	Var.	Var. %	Trend
Listing Units (Went Pending)	100	88	-12	-12%	↓
Average List Price	\$934,674.08	\$1,018,347.07	\$83,672.99	8.95%	↑
Average List \$ / SqFt	\$356.68	\$372.10	\$15.42	4.32%	↑
Average Days to Offer	15	22	7	46.67%	↑
Listed & Price Changed (Year to Date)	2024	2025	Var.	Var. %	Trend
Listing Units (Price Changed)	11	24	13	118.18%	↑
Average Original List Price	\$1,077,972.73	\$1,154,844.83	\$76,872.10	7.13%	↑
Average Original List \$ / SqFt	\$425.16	\$403.95	-\$21.21	-4.99%	↓
Sold (Year to Date)	2024	2025	Var.	Var. %	Trend
Closed Units (Sold)	86	79	-7	-8.14%	↓
Average Days on Market	20	33	13	65%	↑
Average Days to Offer	12	21	9	75%	↑
Average Sale Price	\$949,884.01	\$992,115.99	\$42,231.98	4.45%	↑
Average Sale \$ / SqFt	\$365.07	\$371.30	\$6.23	1.71%	↑
Average List Price	\$917,656.29	\$993,291.81	\$75,635.52	8.24%	↑
Average List \$ / SqFt	\$350.56	\$371.56	\$21.00	5.99%	↑
Average Original List Price	\$920,922.57	\$1,005,467.65	\$84,545.08	9.18%	↑
Average Original List \$ / SqFt	\$351.99	\$376.04	\$24.05	6.83%	↑
Average Sale Price as % of List Price	104.29%	100.19%	-4.10%	-3.93%	↓
Average Sale Price as % of Original List Price	103.96%	99.09%	-4.87%	-4.68%	↓
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	116	109	-7	-6.03%	↓
Units Price Changed	11	24	13	118.18%	↑
Units Went Pending	100	88	-12	-12%	↓
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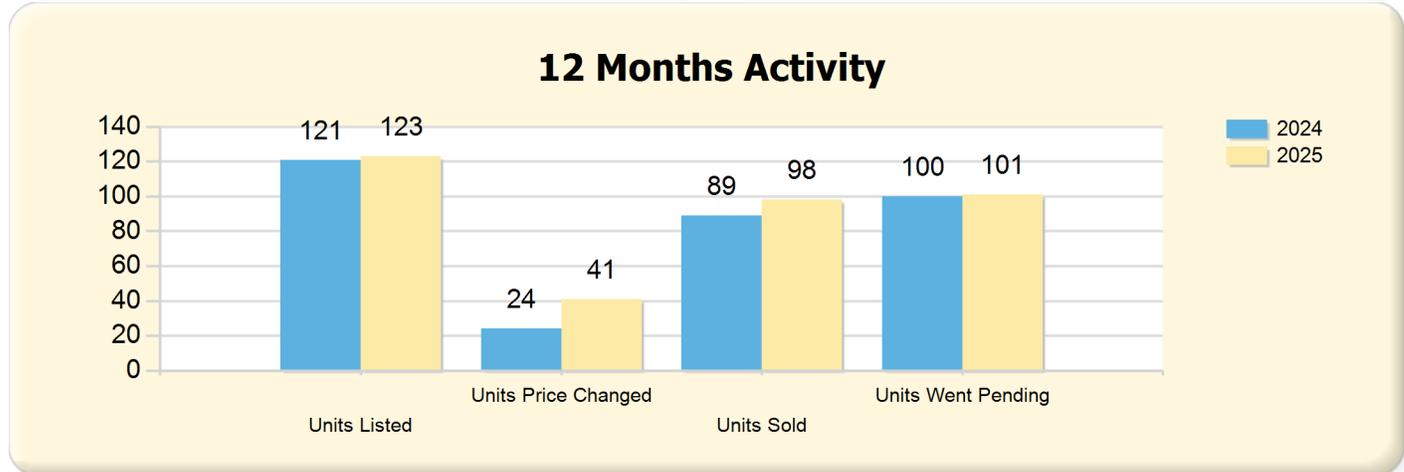
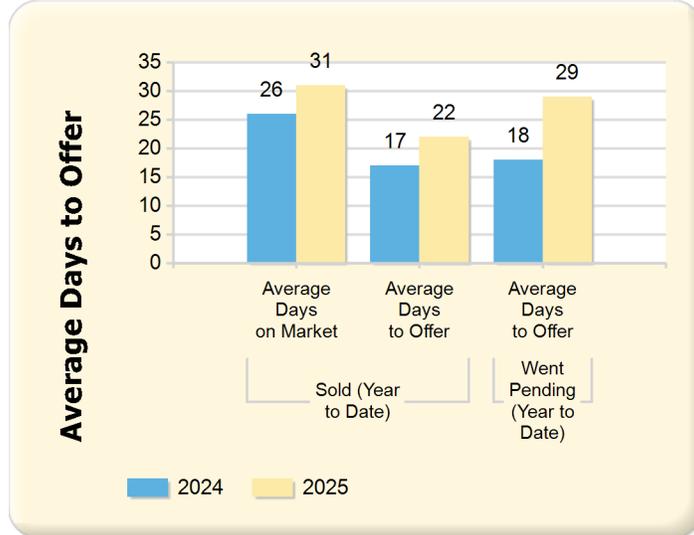


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