

Zip Code 02149, MA Area Market Review

2026 vs. 2025 As of March 31, 2026

Prepared by Gabriel J. Ochoa on Wednesday, September 9, 2026

Single Family

Listing Inventory on March 31	2025	2026	Var.	Var. %	Trend
Listing Units	6	3	-3	-50%	↓
Average Days on Market	36	4	-32	-88.89%	↓
Average List Price	\$630,933.33	\$838,000.00	\$207,066.67	32.82%	↑
Average List \$ / SqFt	\$476.03	\$450.28	-\$25.75	-5.41%	↓
Approximate Absorption Rate	106.94%	233.33%	126.39%	118.19%	↑
Approximate Months Supply of Inventory	0.94	0.43	-0.51	-54.26%	↓
Listed (Year to Date)	2025	2026	Var.	Var. %	Trend
Listing Units (Taken)	14	13	-1	-7.14%	↓
Average Original List Price	\$651,242.86	\$772,246.15	\$121,003.29	18.58%	↑
Average Original List \$ / SqFt	\$479.58	\$380.04	-\$99.54	-20.76%	↓
Went Pending (Year to Date)	2025	2026	Var.	Var. %	Trend
Listing Units (Went Pending)	12	11	-1	-8.33%	↓
Average List Price	\$662,891.67	\$716,836.27	\$53,944.60	8.14%	↑
Average List \$ / SqFt	\$455.35	\$376.20	-\$79.15	-17.38%	↓
Average Days to Offer	24	35	11	45.83%	↑
Listed & Price Changed (Year to Date)	2025	2026	Var.	Var. %	Trend
Listing Units (Price Changed)	3	2	-1	-33.33%	↓
Average Original List Price	\$619,933.33	\$672,500.00	\$52,566.67	8.48%	↑
Average Original List \$ / SqFt	\$571.31	\$474.86	-\$96.45	-16.88%	↓
Sold (Year to Date)	2025	2026	Var.	Var. %	Trend
Closed Units (Sold)	15	12	-3	-20%	↓
Average Days on Market	28	60	32	114.29%	↑
Average Days to Offer	20	45	25	125%	↑
Average Sale Price	\$643,800.00	\$676,833.33	\$33,033.33	5.13%	↑
Average Sale \$ / SqFt	\$424.54	\$398.19	-\$26.35	-6.21%	↓
Average List Price	\$622,767.73	\$672,924.92	\$50,157.19	8.05%	↑
Average List \$ / SqFt	\$409.11	\$397.43	-\$11.68	-2.85%	↓
Average Original List Price	\$633,034.40	\$692,999.92	\$59,965.52	9.47%	↑
Average Original List \$ / SqFt	\$416.49	\$412.64	-\$3.85	-0.92%	↓
Average Sale Price as % of List Price	103.82%	100.52%	-3.30%	-3.18%	↓
Average Sale Price as % of Original List Price	102.31%	97.73%	-4.58%	-4.48%	↓
Sold Units - Short Sale	0	0	0	0%	↔
Sold Units - Lender-Owned	0	0	0	0%	↔
12-Month Activity as of March 31	2025	2026	Var.	Var. %	Trend
Units Listed	87	111	24	27.59%	↑
Units Price Changed	18	28	10	55.56%	↑
Units Went Pending	76	90	14	18.42%	↑
Units Sold	77	84	7	9.09%	↑

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Condominium

Listing Inventory on March 31	2025	2026	Var.	Var. %	Trend
Listing Units	7	6	-1	-14.29%	↓
Average Days on Market	30	36	6	20%	↑
Average List Price	\$471,671.29	\$496,966.67	\$25,295.38	5.36%	↑
Average List \$ / SqFt	\$468.41	\$465.90	-\$2.51	-0.54%	↓
Approximate Absorption Rate	82.14%	59.72%	-22.42%	-27.29%	↓
Approximate Months Supply of Inventory	1.22	1.67	0.45	36.89%	↑
Listed (Year to Date)	2025	2026	Var.	Var. %	Trend
Listing Units (Taken)	20	17	-3	-15%	↓
Average Original List Price	\$439,029.95	\$444,898.53	\$5,868.58	1.34%	↑
Average Original List \$ / SqFt	\$490.01	\$472.16	-\$17.85	-3.64%	↓
Went Pending (Year to Date)	2025	2026	Var.	Var. %	Trend
Listing Units (Went Pending)	17	14	-3	-17.65%	↓
Average List Price	\$468,394.12	\$424,883.07	-\$43,511.05	-9.29%	↓
Average List \$ / SqFt	\$475.86	\$472.70	-\$3.16	-0.66%	↓
Average Days to Offer	33	21	-12	-36.36%	↓
Listed & Price Changed (Year to Date)	2025	2026	Var.	Var. %	Trend
Listing Units (Price Changed)	1	4	3	300%	↑
Average Original List Price	\$699,000.00	\$466,175.00	-\$232,825.00	-33.31%	↓
Average Original List \$ / SqFt	\$656.95	\$407.16	-\$249.79	-38.02%	↓
Sold (Year to Date)	2025	2026	Var.	Var. %	Trend
Closed Units (Sold)	16	6	-10	-62.50%	↓
Average Days on Market	50	54	4	8%	↑
Average Days to Offer	33	21	-12	-36.36%	↓
Average Sale Price	\$450,493.75	\$383,333.33	-\$67,160.42	-14.91%	↓
Average Sale \$ / SqFt	\$487.37	\$434.34	-\$53.03	-10.88%	↓
Average List Price	\$446,100.00	\$385,429.33	-\$60,670.67	-13.60%	↓
Average List \$ / SqFt	\$483.92	\$430.66	-\$53.26	-11.01%	↓
Average Original List Price	\$450,537.44	\$392,946.00	-\$57,591.44	-12.78%	↓
Average Original List \$ / SqFt	\$488.99	\$434.85	-\$54.14	-11.07%	↓
Average Sale Price as % of List Price	101.01%	100.23%	-0.78%	-0.77%	↓
Average Sale Price as % of Original List Price	100.06%	98.93%	-1.13%	-1.13%	↓
Sold Units - Short Sale	0	0	0	0%	↔
Sold Units - Lender-Owned	0	0	0	0%	↔
12-Month Activity as of March 31	2025	2026	Var.	Var. %	Trend
Units Listed	95	78	-17	-17.89%	↓
Units Price Changed	24	23	-1	-4.17%	↓
Units Went Pending	73	56	-17	-23.29%	↓
Units Sold	69	43	-26	-37.68%	↓

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Multi Family

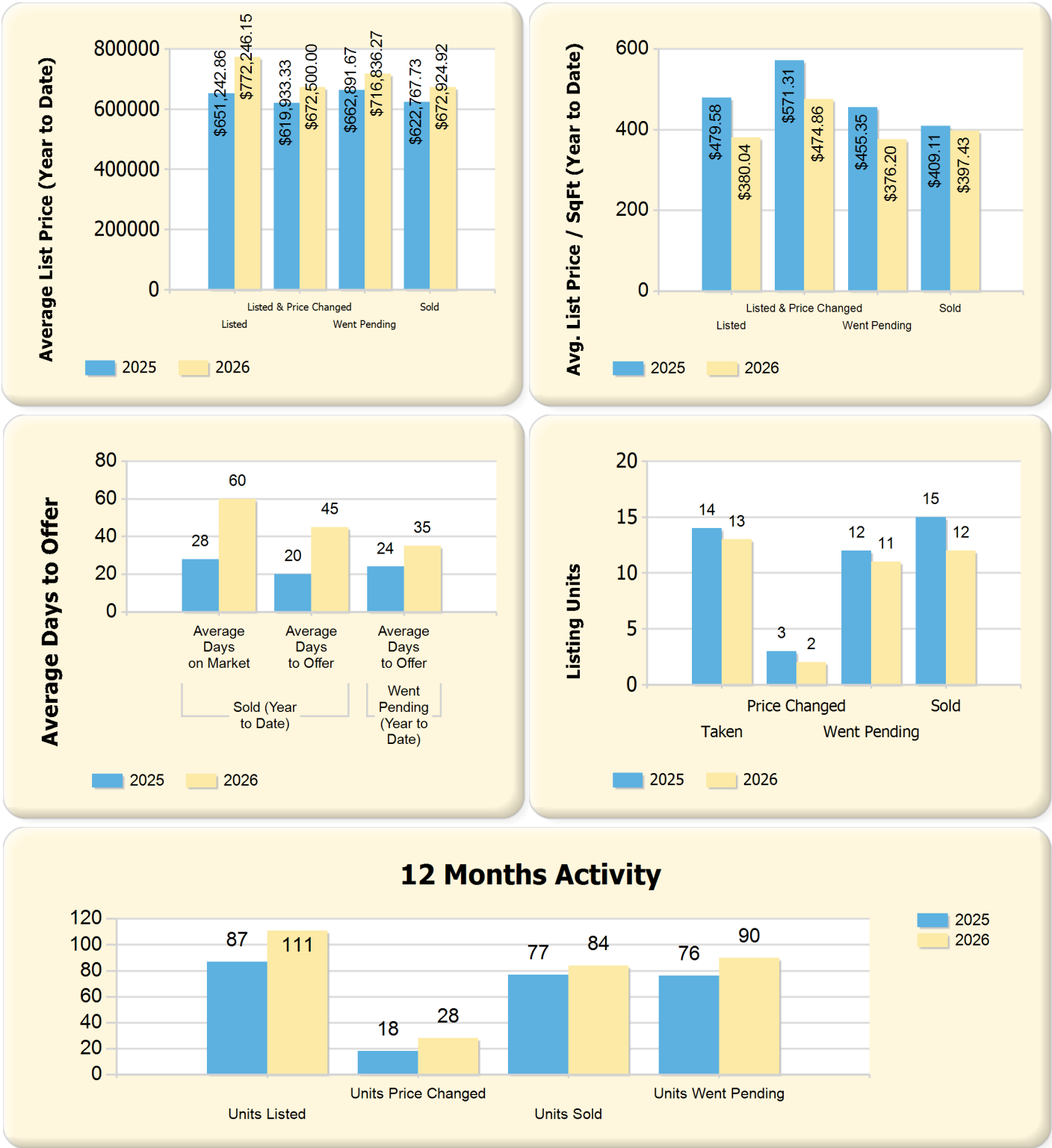
Listing Inventory on March 31	2025	2026	Var.	Var. %	Trend
Listing Units	8	11	3	37.50%	↑
Average Days on Market	29	56	27	93.10%	↑
Average List Price	\$1,306,312.50	\$1,990,899.82	\$684,587.32	52.41%	↑
Average List \$ / SqFt	\$347.57	\$393.43	\$45.86	13.19%	↑
Approximate Absorption Rate	75.00%	63.64%	-11.36%	-15.15%	↓
Approximate Months Supply of Inventory	1.33	1.57	0.24	18.05%	↑
Listed (Year to Date)	2025	2026	Var.	Var. %	Trend
Listing Units (Taken)	28	25	-3	-10.71%	↓
Average Original List Price	\$1,038,150.50	\$1,472,784.80	\$434,634.30	41.87%	↑
Average Original List \$ / SqFt	\$347.12	\$381.47	\$34.35	9.90%	↑
Went Pending (Year to Date)	2025	2026	Var.	Var. %	Trend
Listing Units (Went Pending)	23	16	-7	-30.43%	↓
Average List Price	\$927,588.17	\$1,045,363.81	\$117,775.64	12.70%	↑
Average List \$ / SqFt	\$342.67	\$364.72	\$22.05	6.43%	↑
Average Days to Offer	16	16	0	0%	↔
Listed & Price Changed (Year to Date)	2025	2026	Var.	Var. %	Trend
Listing Units (Price Changed)	3	4	1	33.33%	↑
Average Original List Price	\$1,024,995.33	\$2,753,475.00	\$1,728,479.67	168.63%	↑
Average Original List \$ / SqFt	\$357.46	\$358.27	\$0.81	0.23%	↑
Sold (Year to Date)	2025	2026	Var.	Var. %	Trend
Closed Units (Sold)	12	17	5	41.67%	↑
Average Days on Market	17	30	13	76.47%	↑
Average Days to Offer	12	18	6	50%	↑
Average Sale Price	\$874,491.67	\$890,850.29	\$16,358.62	1.87%	↑
Average Sale \$ / SqFt	\$342.95	\$368.44	\$25.49	7.43%	↑
Average List Price	\$874,302.33	\$899,394.06	\$25,091.73	2.87%	↑
Average List \$ / SqFt	\$342.58	\$371.83	\$29.25	8.54%	↑
Average Original List Price	\$882,644.00	\$901,747.00	\$19,103.00	2.16%	↑
Average Original List \$ / SqFt	\$345.91	\$372.90	\$26.99	7.80%	↑
Average Sale Price as % of List Price	100.54%	99.27%	-1.27%	-1.26%	↓
Average Sale Price as % of Original List Price	99.78%	99.03%	-0.75%	-0.75%	↓
Sold Units - Short Sale	0	0	0	0%	↔
Sold Units - Lender-Owned	0	0	0	0%	↔
12-Month Activity as of March 31	2025	2026	Var.	Var. %	Trend
Units Listed	106	112	6	5.66%	↑
Units Price Changed	17	30	13	76.47%	↑
Units Went Pending	89	88	-1	-1.12%	↓
Units Sold	72	84	12	16.67%	↑

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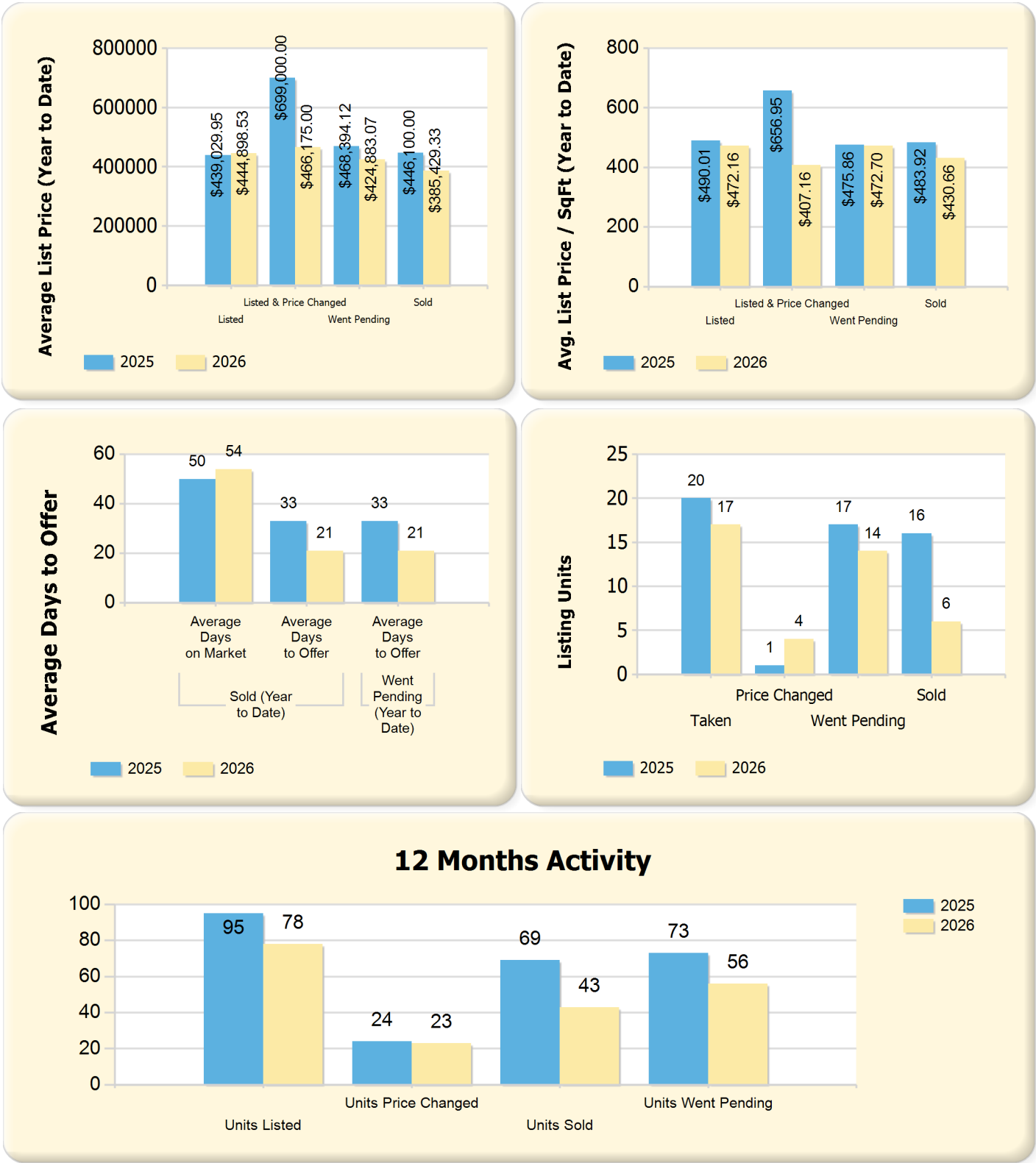


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