

# Zip Code 02148, MA Area Market Review

2026 vs. 2025 As of March 31, 2026

Prepared by Gabriel J. Ochoa on Wednesday, September 16, 2026

## Single Family

| Listing Inventory on March 31                  | 2025         | 2026         | Var.         | Var. %    | Trend |
|------------------------------------------------|--------------|--------------|--------------|-----------|-------|
| Listing Units                                  | 2            | 8            | 6            | 300%      | ↑     |
| Average Days on Market                         | 7            | 14           | 7            | 100%      | ↑     |
| Average List Price                             | \$614,000.00 | \$711,300.00 | \$97,300.00  | 15.85%    | ↑     |
| Average List \$ / SqFt                         | \$456.22     | \$430.52     | -\$25.70     | -5.63%    | ↓     |
| Approximate Absorption Rate                    | 554.17%      | 159.38%      | -394.79%     | -71.24%   | ↓     |
| Approximate Months Supply of Inventory         | 0.18         | 0.63         | 0.45         | 250%      | ↑     |
| Listed (Year to Date)                          | 2025         | 2026         | Var.         | Var. %    | Trend |
| Listing Units (Taken)                          | 27           | 27           | 0            | 0%        | ↔     |
| Average Original List Price                    | \$667,208.26 | \$710,583.74 | \$43,375.48  | 6.50%     | ↑     |
| Average Original List \$ / SqFt                | \$406.22     | \$442.28     | \$36.06      | 8.88%     | ↑     |
| Went Pending (Year to Date)                    | 2025         | 2026         | Var.         | Var. %    | Trend |
| Listing Units (Went Pending)                   | 27           | 26           | -1           | -3.70%    | ↓     |
| Average List Price                             | \$702,578.19 | \$705,255.73 | \$2,677.54   | 0.38%     | ↑     |
| Average List \$ / SqFt                         | \$416.76     | \$437.80     | \$21.04      | 5.05%     | ↑     |
| Average Days to Offer                          | 15           | 33           | 18           | 120%      | ↑     |
| Listed & Price Changed (Year to Date)          | 2025         | 2026         | Var.         | Var. %    | Trend |
| Listing Units (Price Changed)                  | 1            | 2            | 1            | 100%      | ↑     |
| Average Original List Price                    | \$64,900.00  | \$744,450.00 | \$679,550.00 | 1,047.07% | ↑     |
| Average Original List \$ / SqFt                | \$61.63      | \$409.05     | \$347.42     | 563.72%   | ↑     |
| Sold (Year to Date)                            | 2025         | 2026         | Var.         | Var. %    | Trend |
| Closed Units (Sold)                            | 24           | 18           | -6           | -25%      | ↓     |
| Average Days on Market                         | 21           | 51           | 30           | 142.86%   | ↑     |
| Average Days to Offer                          | 13           | 46           | 33           | 253.85%   | ↑     |
| Average Sale Price                             | \$745,229.17 | \$685,527.78 | -\$59,701.39 | -8.01%    | ↓     |
| Average Sale \$ / SqFt                         | \$427.04     | \$454.40     | \$27.36      | 6.41%     | ↑     |
| Average List Price                             | \$705,911.83 | \$690,126.44 | -\$15,785.39 | -2.24%    | ↓     |
| Average List \$ / SqFt                         | \$405.02     | \$455.64     | \$50.62      | 12.50%    | ↑     |
| Average Original List Price                    | \$710,078.50 | \$703,854.22 | -\$6,224.28  | -0.88%    | ↓     |
| Average Original List \$ / SqFt                | \$407.25     | \$464.18     | \$56.93      | 13.98%    | ↑     |
| Average Sale Price as % of List Price          | 105.27%      | 99.85%       | -5.42%       | -5.15%    | ↓     |
| Average Sale Price as % of Original List Price | 104.71%      | 98.25%       | -6.46%       | -6.17%    | ↓     |
| Sold Units - Short Sale                        | 0            | 0            | 0            | 0%        | ↔     |
| Sold Units - Lender-Owned                      | 1            | 0            | -1           | -100%     | ↓     |
| 12-Month Activity as of March 31               | 2025         | 2026         | Var.         | Var. %    | Trend |
| Units Listed                                   | 155          | 193          | 38           | 24.52%    | ↑     |
| Units Price Changed                            | 30           | 41           | 11           | 36.67%    | ↑     |
| Units Went Pending                             | 133          | 163          | 30           | 22.56%    | ↑     |
| Units Sold                                     | 133          | 153          | 20           | 15.04%    | ↑     |

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## Condominium

| Listing Inventory on March 31                  | 2025         | 2026         | Var.        | Var. %  | Trend |
|------------------------------------------------|--------------|--------------|-------------|---------|-------|
| Listing Units                                  | 11           | 12           | 1           | 9.09%   | ↑     |
| Average Days on Market                         | 11           | 68           | 57          | 518.18% | ↑     |
| Average List Price                             | \$386,436.36 | \$462,632.50 | \$76,196.14 | 19.72%  | ↑     |
| Average List \$ / SqFt                         | \$560.08     | \$458.40     | -\$101.68   | -18.15% | ↓     |
| Approximate Absorption Rate                    | 75.00%       | 63.19%       | -11.81%     | -15.75% | ↓     |
| Approximate Months Supply of Inventory         | 1.33         | 1.58         | 0.25        | 18.80%  | ↑     |
| Listed (Year to Date)                          | 2025         | 2026         | Var.        | Var. %  | Trend |
| Listing Units (Taken)                          | 33           | 25           | -8          | -24.24% | ↓     |
| Average Original List Price                    | \$431,581.76 | \$478,775.60 | \$47,193.84 | 10.94%  | ↑     |
| Average Original List \$ / SqFt                | \$514.40     | \$478.65     | -\$35.75    | -6.95%  | ↓     |
| Went Pending (Year to Date)                    | 2025         | 2026         | Var.        | Var. %  | Trend |
| Listing Units (Went Pending)                   | 28           | 22           | -6          | -21.43% | ↓     |
| Average List Price                             | \$438,635.64 | \$510,058.64 | \$71,423.00 | 16.28%  | ↑     |
| Average List \$ / SqFt                         | \$494.65     | \$452.40     | -\$42.25    | -8.54%  | ↓     |
| Average Days to Offer                          | 22           | 53           | 31          | 140.91% | ↑     |
| Listed & Price Changed (Year to Date)          | 2025         | 2026         | Var.        | Var. %  | Trend |
| Listing Units (Price Changed)                  | 5            | 3            | -2          | -40%    | ↓     |
| Average Original List Price                    | \$363,360.00 | \$391,300.00 | \$27,940.00 | 7.69%   | ↑     |
| Average Original List \$ / SqFt                | \$554.41     | \$528.51     | -\$25.90    | -4.67%  | ↓     |
| Sold (Year to Date)                            | 2025         | 2026         | Var.        | Var. %  | Trend |
| Closed Units (Sold)                            | 26           | 16           | -10         | -38.46% | ↓     |
| Average Days on Market                         | 39           | 80           | 41          | 105.13% | ↑     |
| Average Days to Offer                          | 28           | 72           | 44          | 157.14% | ↑     |
| Average Sale Price                             | \$463,880.77 | \$473,875.31 | \$9,994.54  | 2.15%   | ↑     |
| Average Sale \$ / SqFt                         | \$513.55     | \$436.44     | -\$77.11    | -15.02% | ↓     |
| Average List Price                             | \$462,303.19 | \$468,900.31 | \$6,597.12  | 1.43%   | ↑     |
| Average List \$ / SqFt                         | \$511.34     | \$433.31     | -\$78.03    | -15.26% | ↓     |
| Average Original List Price                    | \$465,818.58 | \$483,969.06 | \$18,150.48 | 3.90%   | ↑     |
| Average Original List \$ / SqFt                | \$516.69     | \$445.35     | -\$71.34    | -13.81% | ↓     |
| Average Sale Price as % of List Price          | 100.44%      | 101.61%      | 1.17%       | 1.16%   | ↑     |
| Average Sale Price as % of Original List Price | 99.55%       | 99.23%       | -0.32%      | -0.32%  | ↓     |
| 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                                   | 128          | 115          | -13         | -10.16% | ↓     |
| Units Price Changed                            | 23           | 38           | 15          | 65.22%  | ↑     |
| Units Went Pending                             | 105          | 94           | -11         | -10.48% | ↓     |
| Units Sold                                     | 99           | 91           | -8          | -8.08%  | ↓     |

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## Multi Family

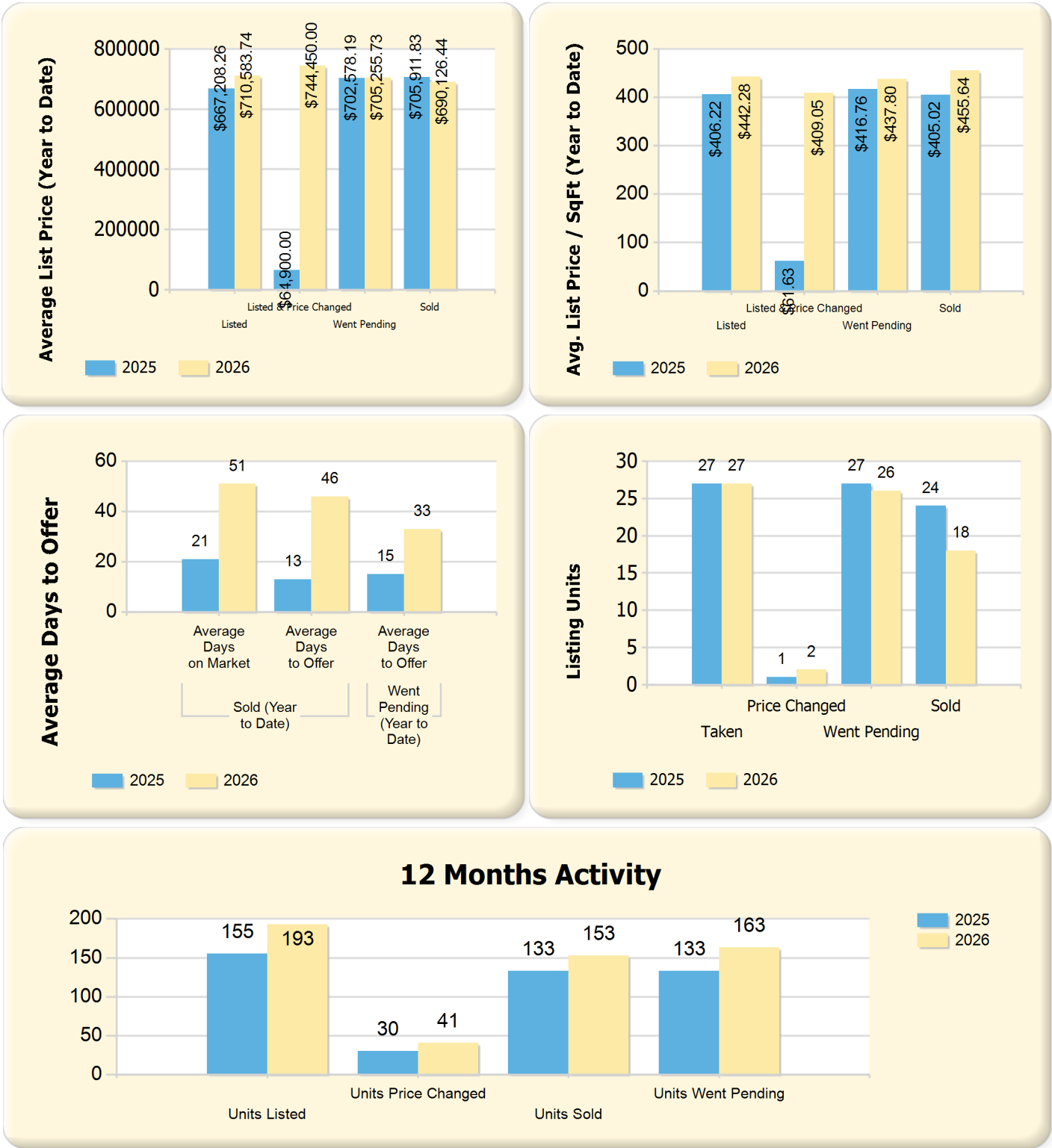
| Listing Inventory on March 31                  | 2025           | 2026           | Var.           | Var. %  | Trend |
|------------------------------------------------|----------------|----------------|----------------|---------|-------|
| Listing Units                                  | 3              | 9              | 6              | 200%    | ↑     |
| Average Days on Market                         | 14             | 29             | 15             | 107.14% | ↑     |
| Average List Price                             | \$1,398,333.33 | \$1,442,200.00 | \$43,866.67    | 3.14%   | ↑     |
| Average List \$ / SqFt                         | \$399.86       | \$409.79       | \$9.93         | 2.48%   | ↑     |
| Approximate Absorption Rate                    | 244.44%        | 75.00%         | -169.44%       | -69.32% | ↓     |
| Approximate Months Supply of Inventory         | 0.41           | 1.33           | 0.92           | 224.39% | ↑     |
| Listed (Year to Date)                          | 2025           | 2026           | Var.           | Var. %  | Trend |
| Listing Units (Taken)                          | 12             | 19             | 7              | 58.33%  | ↑     |
| Average Original List Price                    | \$1,130,814.83 | \$1,153,194.68 | \$22,379.85    | 1.98%   | ↑     |
| Average Original List \$ / SqFt                | \$403.94       | \$389.12       | -\$14.82       | -3.67%  | ↓     |
| Went Pending (Year to Date)                    | 2025           | 2026           | Var.           | Var. %  | Trend |
| Listing Units (Went Pending)                   | 8              | 15             | 7              | 87.50%  | ↑     |
| Average List Price                             | \$1,056,336.00 | \$1,024,453.87 | -\$31,882.13   | -3.02%  | ↓     |
| Average List \$ / SqFt                         | \$389.96       | \$366.97       | -\$22.99       | -5.90%  | ↓     |
| Average Days to Offer                          | 17             | 34             | 17             | 100%    | ↑     |
| Listed & Price Changed (Year to Date)          | 2025           | 2026           | Var.           | Var. %  | Trend |
| Listing Units (Price Changed)                  | 0              | 3              | 3              | 0%      | ↑     |
| Average Original List Price                    | \$0.00         | \$1,465,299.67 | \$1,465,299.67 | 0%      | ↑     |
| Average Original List \$ / SqFt                | \$0.00         | \$374.39       | \$374.39       | 0%      | ↑     |
| Sold (Year to Date)                            | 2025           | 2026           | Var.           | Var. %  | Trend |
| Closed Units (Sold)                            | 16             | 18             | 2              | 12.50%  | ↑     |
| Average Days on Market                         | 39             | 54             | 15             | 38.46%  | ↑     |
| Average Days to Offer                          | 29             | 41             | 12             | 41.38%  | ↑     |
| Average Sale Price                             | \$998,760.19   | \$1,023,777.78 | \$25,017.59    | 2.50%   | ↑     |
| Average Sale \$ / SqFt                         | \$380.88       | \$363.70       | -\$17.18       | -4.51%  | ↓     |
| Average List Price                             | \$985,530.44   | \$1,038,066.50 | \$52,536.06    | 5.33%   | ↑     |
| Average List \$ / SqFt                         | \$378.17       | \$368.84       | -\$9.33        | -2.47%  | ↓     |
| Average Original List Price                    | \$1,005,474.25 | \$1,060,344.28 | \$54,870.03    | 5.46%   | ↑     |
| Average Original List \$ / SqFt                | \$386.35       | \$376.04       | -\$10.31       | -2.67%  | ↓     |
| Average Sale Price as % of List Price          | 101.09%        | 98.76%         | -2.33%         | -2.30%  | ↓     |
| Average Sale Price as % of Original List Price | 99.34%         | 97.15%         | -2.19%         | -2.20%  | ↓     |
| 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                                   | 102            | 116            | 14             | 13.73%  | ↑     |
| Units Price Changed                            | 10             | 25             | 15             | 150%    | ↑     |
| Units Went Pending                             | 84             | 96             | 12             | 14.29%  | ↑     |
| Units Sold                                     | 88             | 81             | -7             | -7.95%  | ↓     |

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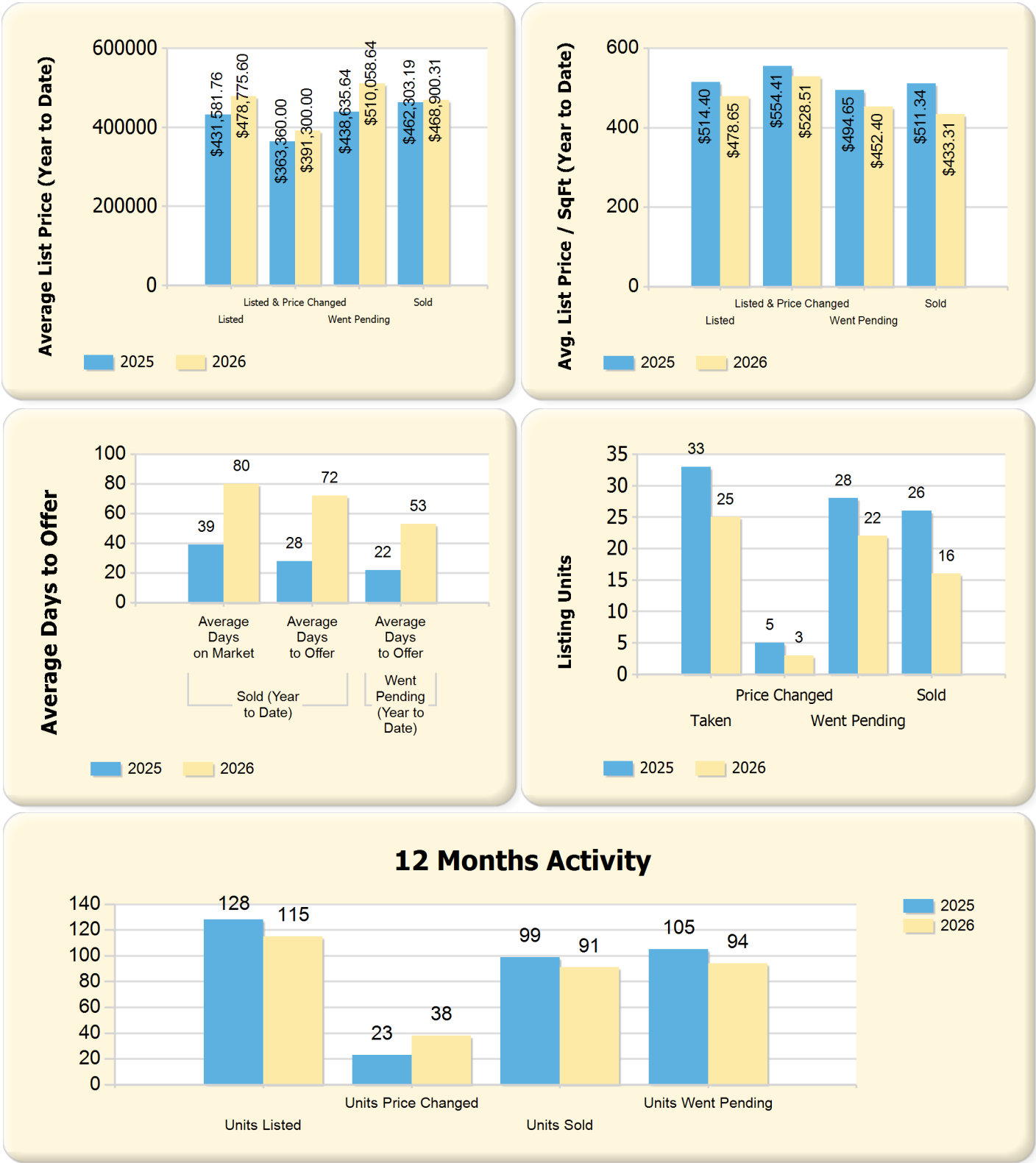


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## Multi Family

