

Zip Code 02151, 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	13	11	-2	-15.38%	↓
Average Days on Market	78	74	-4	-5.13%	↓
Average List Price	\$741,738.46	\$776,515.73	\$34,777.27	4.69%	↑
Average List \$ / SqFt	\$410.39	\$394.07	-\$16.32	-3.98%	↓
Approximate Absorption Rate	99.36%	97.73%	-1.63%	-1.64%	↓
Approximate Months Supply of Inventory	1.01	1.02	0.01	0.99%	↑
Listed (Year to Date)	2025	2026	Var.	Var. %	Trend
Listing Units (Taken)	32	29	-3	-9.38%	↓
Average Original List Price	\$697,142.94	\$672,840.34	-\$24,302.60	-3.49%	↓
Average Original List \$ / SqFt	\$377.84	\$424.52	\$46.68	12.35%	↑
Went Pending (Year to Date)	2025	2026	Var.	Var. %	Trend
Listing Units (Went Pending)	24	23	-1	-4.17%	↓
Average List Price	\$643,945.83	\$613,112.96	-\$30,832.87	-4.79%	↓
Average List \$ / SqFt	\$372.19	\$435.44	\$63.25	16.99%	↑
Average Days to Offer	18	23	5	27.78%	↑
Listed & Price Changed (Year to Date)	2025	2026	Var.	Var. %	Trend
Listing Units (Price Changed)	5	4	-1	-20%	↓
Average Original List Price	\$836,740.00	\$676,199.75	-\$160,540.25	-19.19%	↓
Average Original List \$ / SqFt	\$368.76	\$376.66	\$7.90	2.14%	↑
Sold (Year to Date)	2025	2026	Var.	Var. %	Trend
Closed Units (Sold)	23	20	-3	-13.04%	↓
Average Days on Market	43	39	-4	-9.30%	↓
Average Days to Offer	32	24	-8	-25%	↓
Average Sale Price	\$627,560.87	\$627,050.00	-\$510.87	-0.08%	↓
Average Sale \$ / SqFt	\$387.05	\$426.99	\$39.94	10.32%	↑
Average List Price	\$608,782.57	\$623,000.00	\$14,217.43	2.34%	↑
Average List \$ / SqFt	\$374.23	\$425.38	\$51.15	13.67%	↑
Average Original List Price	\$620,482.57	\$628,025.00	\$7,542.43	1.22%	↑
Average Original List \$ / SqFt	\$381.26	\$427.85	\$46.59	12.22%	↑
Average Sale Price as % of List Price	103.26%	101.35%	-1.91%	-1.85%	↓
Average Sale Price as % of Original List Price	101.61%	100.70%	-0.91%	-0.90%	↓
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	180	178	-2	-1.11%	↓
Units Price Changed	31	47	16	51.61%	↑
Units Went Pending	154	146	-8	-5.19%	↓
Units Sold	155	129	-26	-16.77%	↓

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Condominium

Listing Inventory on March 31	2025	2026	Var.	Var. %	Trend
Listing Units	33	28	-5	-15.15%	↓
Average Days on Market	49	95	46	93.88%	↑
Average List Price	\$424,190.91	\$502,606.14	\$78,415.23	18.49%	↑
Average List \$ / SqFt	\$503.34	\$476.02	-\$27.32	-5.43%	↓
Approximate Absorption Rate	23.99%	54.17%	30.18%	125.80%	↑
Approximate Months Supply of Inventory	4.17	1.85	-2.32	-55.64%	↓
Listed (Year to Date)	2025	2026	Var.	Var. %	Trend
Listing Units (Taken)	67	44	-23	-34.33%	↓
Average Original List Price	\$415,534.43	\$468,631.14	\$53,096.71	12.78%	↑
Average Original List \$ / SqFt	\$478.20	\$471.99	-\$6.21	-1.30%	↓
Went Pending (Year to Date)	2025	2026	Var.	Var. %	Trend
Listing Units (Went Pending)	34	30	-4	-11.76%	↓
Average List Price	\$443,313.18	\$428,742.37	-\$14,570.81	-3.29%	↓
Average List \$ / SqFt	\$481.06	\$475.61	-\$5.45	-1.13%	↓
Average Days to Offer	51	40	-11	-21.57%	↓
Listed & Price Changed (Year to Date)	2025	2026	Var.	Var. %	Trend
Listing Units (Price Changed)	7	5	-2	-28.57%	↓
Average Original List Price	\$411,970.00	\$615,599.80	\$203,629.80	49.43%	↑
Average Original List \$ / SqFt	\$400.05	\$454.78	\$54.73	13.68%	↑
Sold (Year to Date)	2025	2026	Var.	Var. %	Trend
Closed Units (Sold)	23	26	3	13.04%	↑
Average Days on Market	60	64	4	6.67%	↑
Average Days to Offer	44	51	7	15.91%	↑
Average Sale Price	\$498,934.78	\$424,391.11	-\$74,543.67	-14.94%	↓
Average Sale \$ / SqFt	\$416.71	\$446.12	\$29.41	7.06%	↑
Average List Price	\$501,941.22	\$434,933.03	-\$67,008.19	-13.35%	↓
Average List \$ / SqFt	\$420.34	\$460.53	\$40.19	9.56%	↑
Average Original List Price	\$508,080.35	\$431,464.50	-\$76,615.85	-15.08%	↓
Average Original List \$ / SqFt	\$425.61	\$452.41	\$26.80	6.30%	↑
Average Sale Price as % of List Price	99.23%	97.21%	-2.02%	-2.04%	↓
Average Sale Price as % of Original List Price	98.12%	103.49%	5.37%	5.47%	↑
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	216	213	-3	-1.39%	↓
Units Price Changed	58	88	30	51.72%	↑
Units Went Pending	134	192	58	43.28%	↑
Units Sold	95	182	87	91.58%	↑

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Multi Family

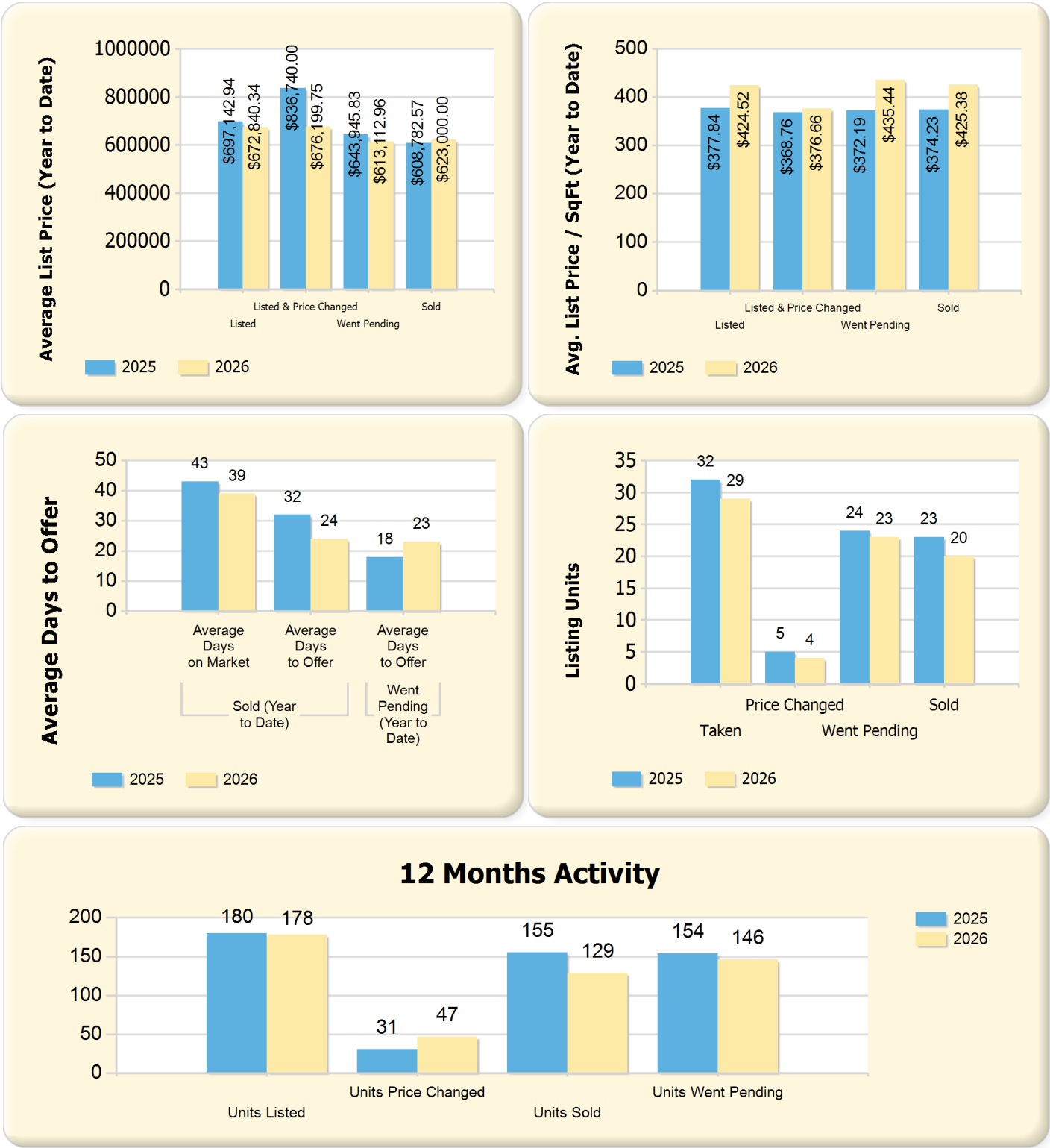
Listing Inventory on March 31	2025	2026	Var.	Var. %	Trend
Listing Units	8	10	2	25%	↑
Average Days on Market	21	52	31	147.62%	↑
Average List Price	\$995,320.63	\$1,548,287.30	\$552,966.67	55.56%	↑
Average List \$ / SqFt	\$337.01	\$394.57	\$57.56	17.08%	↑
Approximate Absorption Rate	93.75%	70.83%	-22.92%	-24.45%	↓
Approximate Months Supply of Inventory	1.07	1.41	0.34	31.78%	↑
Listed (Year to Date)	2025	2026	Var.	Var. %	Trend
Listing Units (Taken)	27	23	-4	-14.81%	↓
Average Original List Price	\$941,439.41	\$1,237,467.17	\$296,027.76	31.44%	↑
Average Original List \$ / SqFt	\$350.07	\$350.06	-\$0.01	0%	↓
Went Pending (Year to Date)	2025	2026	Var.	Var. %	Trend
Listing Units (Went Pending)	23	15	-8	-34.78%	↓
Average List Price	\$937,617.35	\$932,919.93	-\$4,697.42	-0.50%	↓
Average List \$ / SqFt	\$370.89	\$348.17	-\$22.72	-6.13%	↓
Average Days to Offer	25	34	9	36%	↑
Listed & Price Changed (Year to Date)	2025	2026	Var.	Var. %	Trend
Listing Units (Price Changed)	2	1	-1	-50%	↓
Average Original List Price	\$1,047,450.00	\$749,999.00	-\$297,451.00	-28.40%	↓
Average Original List \$ / SqFt	\$348.57	\$7.50	-\$341.07	-97.85%	↓
Sold (Year to Date)	2025	2026	Var.	Var. %	Trend
Closed Units (Sold)	15	14	-1	-6.67%	↓
Average Days on Market	36	38	2	5.56%	↑
Average Days to Offer	28	26	-2	-7.14%	↓
Average Sale Price	\$880,800.00	\$858,785.71	-\$22,014.29	-2.50%	↓
Average Sale \$ / SqFt	\$374.91	\$361.89	-\$13.02	-3.47%	↓
Average List Price	\$890,219.93	\$871,021.21	-\$19,198.72	-2.16%	↓
Average List \$ / SqFt	\$377.70	\$366.83	-\$10.87	-2.88%	↓
Average Original List Price	\$903,613.27	\$886,314.07	-\$17,299.20	-1.91%	↓
Average Original List \$ / SqFt	\$381.93	\$372.95	-\$8.98	-2.35%	↓
Average Sale Price as % of List Price	99.81%	98.39%	-1.42%	-1.42%	↓
Average Sale Price as % of Original List Price	99.01%	96.64%	-2.37%	-2.39%	↓
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	130	141	11	8.46%	↑
Units Price Changed	19	37	18	94.74%	↑
Units Went Pending	102	89	-13	-12.75%	↓
Units Sold	90	85	-5	-5.56%	↓

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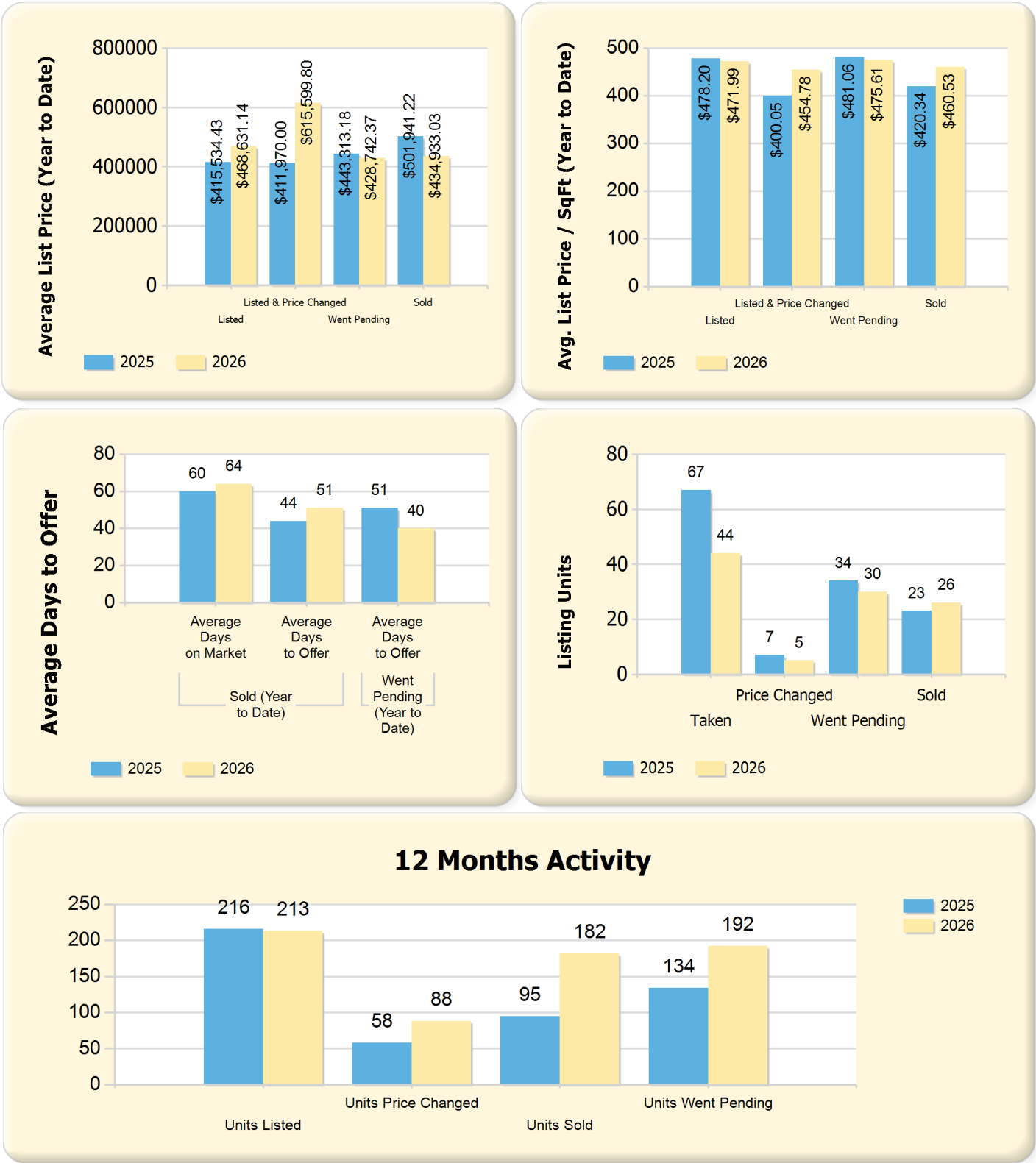


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