

Zip Code 02150, MA Area Market Review

2026 vs. 2025 As of June 30, 2026

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

Single Family

Listing Inventory on June 30	2025	2026	Var.	Var. %	Trend
Listing Units	4	3	-1	-25%	↓
Average Days on Market	50	7	-43	-86%	↓
Average List Price	\$708,675.00	\$755,966.67	\$47,291.67	6.67%	↑
Average List \$ / SqFt	\$570.61	\$427.54	-\$143.07	-25.07%	↓
Approximate Absorption Rate	60.42%	50.00%	-10.42%	-17.25%	↓
Approximate Months Supply of Inventory	1.66	2.00	0.34	20.48%	↑
Listed (Year to Date)	2025	2026	Var.	Var. %	Trend
Listing Units (Taken)	17	16	-1	-5.88%	↓
Average Original List Price	\$660,317.59	\$704,068.75	\$43,751.16	6.63%	↑
Average Original List \$ / SqFt	\$417.71	\$401.47	-\$16.24	-3.89%	↓
Went Pending (Year to Date)	2025	2026	Var.	Var. %	Trend
Listing Units (Went Pending)	13	13	0	0%	↔
Average List Price	\$650,953.77	\$659,700.00	\$8,746.23	1.34%	↑
Average List \$ / SqFt	\$382.03	\$383.30	\$1.27	0.33%	↑
Average Days to Offer	22	16	-6	-27.27%	↓
Listed & Price Changed (Year to Date)	2025	2026	Var.	Var. %	Trend
Listing Units (Price Changed)	5	6	1	20%	↑
Average Original List Price	\$672,580.00	\$746,583.33	\$74,003.33	11%	↑
Average Original List \$ / SqFt	\$433.57	\$431.51	-\$2.06	-0.48%	↓
Sold (Year to Date)	2025	2026	Var.	Var. %	Trend
Closed Units (Sold)	10	10	0	0%	↔
Average Days on Market	31	25	-6	-19.35%	↓
Average Days to Offer	24	16	-8	-33.33%	↓
Average Sale Price	\$646,800.00	\$677,640.00	\$30,840.00	4.77%	↑
Average Sale \$ / SqFt	\$402.51	\$397.50	-\$5.01	-1.24%	↓
Average List Price	\$638,760.00	\$680,130.00	\$41,370.00	6.48%	↑
Average List \$ / SqFt	\$396.94	\$403.32	\$6.38	1.61%	↑
Average Original List Price	\$641,250.00	\$700,130.00	\$58,880.00	9.18%	↑
Average Original List \$ / SqFt	\$398.58	\$413.97	\$15.39	3.86%	↑
Average Sale Price as % of List Price	101.50%	99.76%	-1.74%	-1.71%	↓
Average Sale Price as % of Original List Price	101.08%	97.19%	-3.89%	-3.85%	↓
Sold Units - Short Sale	0	0	0	0%	↔
Sold Units - Lender-Owned	0	0	0	0%	↔
12-Month Activity as of June 30	2025	2026	Var.	Var. %	Trend
Units Listed	31	29	-2	-6.45%	↓
Units Price Changed	12	8	-4	-33.33%	↓
Units Went Pending	28	24	-4	-14.29%	↓
Units Sold	29	18	-11	-37.93%	↓

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Condominium

Listing Inventory on June 30	2025	2026	Var.	Var. %	Trend
Listing Units	27	38	11	40.74%	↑
Average Days on Market	41	44	3	7.32%	↑
Average List Price	\$486,488.85	\$467,684.18	-\$18,804.67	-3.87%	↓
Average List \$ / SqFt	\$506.72	\$432.33	-\$74.39	-14.68%	↓
Approximate Absorption Rate	34.57%	20.83%	-13.74%	-39.75%	↓
Approximate Months Supply of Inventory	2.89	4.80	1.91	66.09%	↑
Listed (Year to Date)	2025	2026	Var.	Var. %	Trend
Listing Units (Taken)	87	103	16	18.39%	↑
Average Original List Price	\$475,421.41	\$486,659.40	\$11,237.99	2.36%	↑
Average Original List \$ / SqFt	\$478.44	\$465.31	-\$13.13	-2.74%	↓
Went Pending (Year to Date)	2025	2026	Var.	Var. %	Trend
Listing Units (Went Pending)	60	59	-1	-1.67%	↓
Average List Price	\$456,885.82	\$470,466.37	\$13,580.55	2.97%	↑
Average List \$ / SqFt	\$463.10	\$454.05	-\$9.05	-1.95%	↓
Average Days to Offer	35	34	-1	-2.86%	↓
Listed & Price Changed (Year to Date)	2025	2026	Var.	Var. %	Trend
Listing Units (Price Changed)	27	31	4	14.81%	↑
Average Original List Price	\$503,162.96	\$529,329.03	\$26,166.07	5.20%	↑
Average Original List \$ / SqFt	\$490.59	\$511.83	\$21.24	4.33%	↑
Sold (Year to Date)	2025	2026	Var.	Var. %	Trend
Closed Units (Sold)	53	49	-4	-7.55%	↓
Average Days on Market	49	61	12	24.49%	↑
Average Days to Offer	40	33	-7	-17.50%	↓
Average Sale Price	\$459,480.66	\$469,056.90	\$9,576.24	2.08%	↑
Average Sale \$ / SqFt	\$446.27	\$452.80	\$6.53	1.46%	↑
Average List Price	\$460,497.60	\$473,420.08	\$12,922.48	2.81%	↑
Average List \$ / SqFt	\$447.28	\$456.94	\$9.66	2.16%	↑
Average Original List Price	\$465,063.68	\$479,073.16	\$14,009.48	3.01%	↑
Average Original List \$ / SqFt	\$451.92	\$461.98	\$10.06	2.23%	↑
Average Sale Price as % of List Price	99.77%	99.12%	-0.65%	-0.65%	↓
Average Sale Price as % of Original List Price	98.81%	98.05%	-0.76%	-0.77%	↓
Sold Units - Short Sale	1	0	-1	-100%	↓
Sold Units - Lender-Owned	0	0	0	0%	↔
12-Month Activity as of June 30	2025	2026	Var.	Var. %	Trend
Units Listed	155	177	22	14.19%	↑
Units Price Changed	51	61	10	19.61%	↑
Units Went Pending	116	102	-14	-12.07%	↓
Units Sold	112	95	-17	-15.18%	↓

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Multi Family

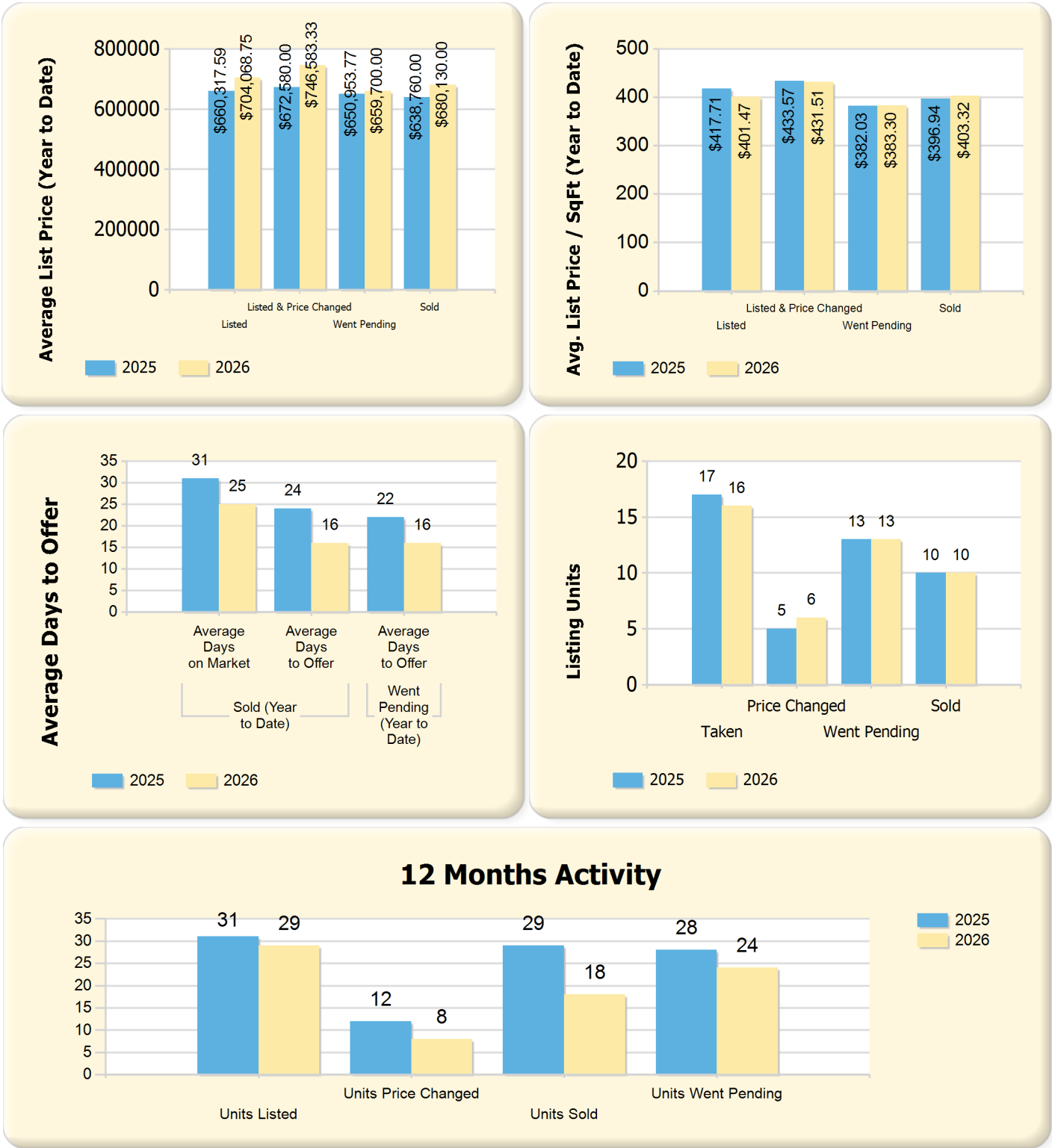
Listing Inventory on June 30	2025	2026	Var.	Var. %	Trend
Listing Units	17	14	-3	-17.65%	↓
Average Days on Market	53	40	-13	-24.53%	↓
Average List Price	\$2,115,458.82	\$1,867,642.86	-\$247,815.96	-11.71%	↓
Average List \$ / SqFt	\$383.89	\$375.08	-\$8.81	-2.29%	↓
Approximate Absorption Rate	21.57%	19.05%	-2.52%	-11.68%	↓
Approximate Months Supply of Inventory	4.64	5.25	0.61	13.15%	↑
Listed (Year to Date)	2025	2026	Var.	Var. %	Trend
Listing Units (Taken)	43	30	-13	-30.23%	↓
Average Original List Price	\$1,485,365.47	\$1,375,253.40	-\$110,112.07	-7.41%	↓
Average Original List \$ / SqFt	\$368.20	\$375.57	\$7.37	2%	↑
Went Pending (Year to Date)	2025	2026	Var.	Var. %	Trend
Listing Units (Went Pending)	24	15	-9	-37.50%	↓
Average List Price	\$1,073,133.25	\$846,840.20	-\$226,293.05	-21.09%	↓
Average List \$ / SqFt	\$335.51	\$369.42	\$33.91	10.11%	↑
Average Days to Offer	34	18	-16	-47.06%	↓
Listed & Price Changed (Year to Date)	2025	2026	Var.	Var. %	Trend
Listing Units (Price Changed)	9	10	1	11.11%	↑
Average Original List Price	\$1,290,080.11	\$1,144,179.90	-\$145,900.21	-11.31%	↓
Average Original List \$ / SqFt	\$361.95	\$393.12	\$31.17	8.61%	↑
Sold (Year to Date)	2025	2026	Var.	Var. %	Trend
Closed Units (Sold)	24	12	-12	-50%	↓
Average Days on Market	52	46	-6	-11.54%	↓
Average Days to Offer	43	39	-4	-9.30%	↓
Average Sale Price	\$1,327,037.50	\$958,916.67	-\$368,120.83	-27.74%	↓
Average Sale \$ / SqFt	\$343.54	\$350.53	\$6.99	2.03%	↑
Average List Price	\$1,334,369.88	\$959,900.25	-\$374,469.63	-28.06%	↓
Average List \$ / SqFt	\$339.83	\$352.93	\$13.10	3.85%	↑
Average Original List Price	\$1,353,478.21	\$992,741.92	-\$360,736.29	-26.65%	↓
Average Original List \$ / SqFt	\$345.87	\$362.41	\$16.54	4.78%	↑
Average Sale Price as % of List Price	101.37%	99.78%	-1.59%	-1.57%	↓
Average Sale Price as % of Original List Price	99.80%	97.22%	-2.58%	-2.59%	↓
Sold Units - Short Sale	0	0	0	0%	↔
Sold Units - Lender-Owned	0	0	0	0%	↔
12-Month Activity as of June 30	2025	2026	Var.	Var. %	Trend
Units Listed	77	55	-22	-28.57%	↓
Units Price Changed	17	17	0	0%	↔
Units Went Pending	52	38	-14	-26.92%	↓
Units Sold	44	32	-12	-27.27%	↓

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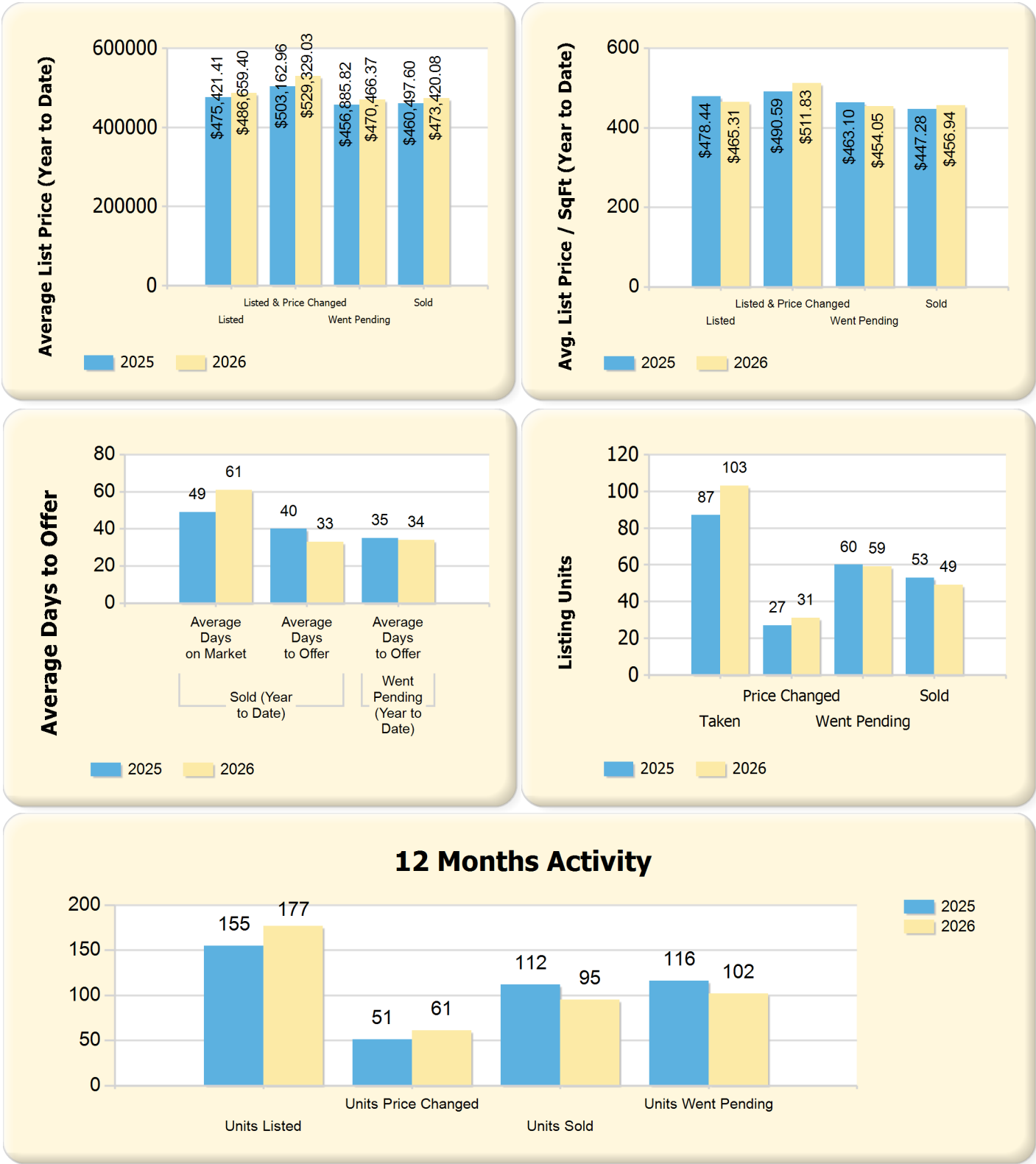


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