

Zip Code 02149, MA Area Market Review

2026 vs. 2025 As of June 30, 2026

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

Single Family

Listing Inventory on June 30	2025	2026	Var.	Var. %	Trend
Listing Units	9	12	3	33.33%	↑
Average Days on Market	27	43	16	59.26%	↑
Average List Price	\$703,744.33	\$734,758.33	\$31,014.00	4.41%	↑
Average List \$ / SqFt	\$448.57	\$427.25	-\$21.32	-4.75%	↓
Approximate Absorption Rate	72.22%	52.78%	-19.44%	-26.92%	↓
Approximate Months Supply of Inventory	1.38	1.89	0.51	36.96%	↑
Listed (Year to Date)	2025	2026	Var.	Var. %	Trend
Listing Units (Taken)	61	43	-18	-29.51%	↓
Average Original List Price	\$698,498.82	\$736,179.07	\$37,680.25	5.39%	↑
Average Original List \$ / SqFt	\$436.32	\$421.06	-\$15.26	-3.50%	↓
Went Pending (Year to Date)	2025	2026	Var.	Var. %	Trend
Listing Units (Went Pending)	49	31	-18	-36.73%	↓
Average List Price	\$673,286.33	\$703,243.58	\$29,957.25	4.45%	↑
Average List \$ / SqFt	\$415.52	\$409.27	-\$6.25	-1.50%	↓
Average Days to Offer	15	24	9	60%	↑
Listed & Price Changed (Year to Date)	2025	2026	Var.	Var. %	Trend
Listing Units (Price Changed)	11	13	2	18.18%	↑
Average Original List Price	\$722,945.36	\$786,248.92	\$63,303.56	8.76%	↑
Average Original List \$ / SqFt	\$506.32	\$441.50	-\$64.82	-12.80%	↓
Sold (Year to Date)	2025	2026	Var.	Var. %	Trend
Closed Units (Sold)	37	26	-11	-29.73%	↓
Average Days on Market	25	41	16	64%	↑
Average Days to Offer	18	27	9	50%	↑
Average Sale Price	\$661,885.14	\$701,000.00	\$39,114.86	5.91%	↑
Average Sale \$ / SqFt	\$432.83	\$417.02	-\$15.81	-3.65%	↓
Average List Price	\$643,523.03	\$697,607.27	\$54,084.24	8.40%	↑
Average List \$ / SqFt	\$419.57	\$414.28	-\$5.29	-1.26%	↓
Average Original List Price	\$654,058.16	\$708,564.96	\$54,506.80	8.33%	↑
Average Original List \$ / SqFt	\$426.42	\$422.35	-\$4.07	-0.95%	↓
Average Sale Price as % of List Price	103.29%	100.67%	-2.62%	-2.54%	↓
Average Sale Price as % of Original List Price	101.83%	99.16%	-2.67%	-2.62%	↓
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	107	93	-14	-13.08%	↓
Units Price Changed	22	28	6	27.27%	↑
Units Went Pending	88	71	-17	-19.32%	↓
Units Sold	78	76	-2	-2.56%	↓

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Condominium

Listing Inventory on June 30	2025	2026	Var.	Var. %	Trend
Listing Units	14	14	0	0%	↔
Average Days on Market	47	53	6	12.77%	↑
Average List Price	\$496,463.43	\$474,085.71	-\$22,377.72	-4.51%	↓
Average List \$ / SqFt	\$501.73	\$491.78	-\$9.95	-1.98%	↓
Approximate Absorption Rate	36.90%	27.98%	-8.92%	-24.17%	↓
Approximate Months Supply of Inventory	2.71	3.57	0.86	31.73%	↑
Listed (Year to Date)	2025	2026	Var.	Var. %	Trend
Listing Units (Taken)	51	48	-3	-5.88%	↓
Average Original List Price	\$487,213.69	\$490,957.50	\$3,743.81	0.77%	↑
Average Original List \$ / SqFt	\$500.83	\$488.80	-\$12.03	-2.40%	↓
Went Pending (Year to Date)	2025	2026	Var.	Var. %	Trend
Listing Units (Went Pending)	38	34	-4	-10.53%	↓
Average List Price	\$495,194.74	\$463,092.59	-\$32,102.15	-6.48%	↓
Average List \$ / SqFt	\$494.16	\$466.54	-\$27.62	-5.59%	↓
Average Days to Offer	26	27	1	3.85%	↑
Listed & Price Changed (Year to Date)	2025	2026	Var.	Var. %	Trend
Listing Units (Price Changed)	8	15	7	87.50%	↑
Average Original List Price	\$504,962.38	\$495,706.67	-\$9,255.71	-1.83%	↓
Average Original List \$ / SqFt	\$518.16	\$443.56	-\$74.60	-14.40%	↓
Sold (Year to Date)	2025	2026	Var.	Var. %	Trend
Closed Units (Sold)	25	19	-6	-24%	↓
Average Days on Market	42	42	0	0%	↔
Average Days to Offer	28	21	-7	-25%	↓
Average Sale Price	\$446,176.00	\$432,263.16	-\$13,912.84	-3.12%	↓
Average Sale \$ / SqFt	\$488.05	\$456.26	-\$31.79	-6.51%	↓
Average List Price	\$440,772.00	\$437,007.32	-\$3,764.68	-0.85%	↓
Average List \$ / SqFt	\$482.66	\$459.75	-\$22.91	-4.75%	↓
Average Original List Price	\$443,611.96	\$441,381.00	-\$2,230.96	-0.50%	↓
Average Original List \$ / SqFt	\$485.90	\$463.21	-\$22.69	-4.67%	↓
Average Sale Price as % of List Price	101.44%	98.93%	-2.51%	-2.47%	↓
Average Sale Price as % of Original List Price	100.83%	98.14%	-2.69%	-2.67%	↓
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	102	77	-25	-24.51%	↓
Units Price Changed	22	26	4	18.18%	↑
Units Went Pending	78	55	-23	-29.49%	↓
Units Sold	62	47	-15	-24.19%	↓

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Multi Family

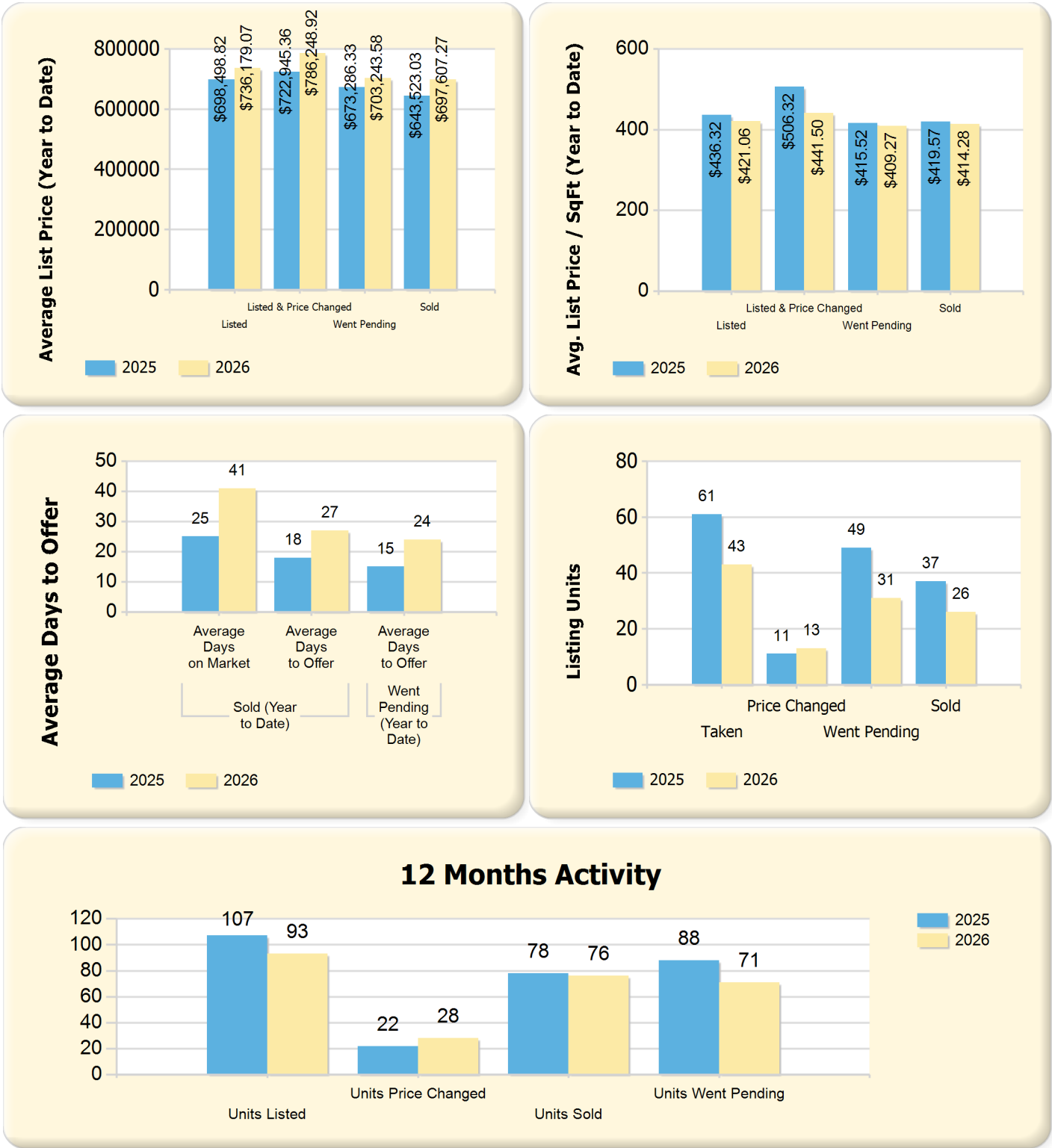
Listing Inventory on June 30	2025	2026	Var.	Var. %	Trend
Listing Units	14	18	4	28.57%	↑
Average Days on Market	48	64	16	33.33%	↑
Average List Price	\$1,231,057.07	\$1,263,027.78	\$31,970.71	2.60%	↑
Average List \$ / SqFt	\$377.82	\$365.60	-\$12.22	-3.23%	↓
Approximate Absorption Rate	47.02%	39.81%	-7.21%	-15.33%	↓
Approximate Months Supply of Inventory	2.13	2.51	0.38	17.84%	↑
Listed (Year to Date)	2025	2026	Var.	Var. %	Trend
Listing Units (Taken)	64	74	10	15.63%	↑
Average Original List Price	\$1,055,600.02	\$1,254,038.72	\$198,438.70	18.80%	↑
Average Original List \$ / SqFt	\$368.67	\$379.39	\$10.72	2.91%	↑
Went Pending (Year to Date)	2025	2026	Var.	Var. %	Trend
Listing Units (Went Pending)	45	52	7	15.56%	↑
Average List Price	\$979,773.71	\$1,017,539.73	\$37,766.02	3.85%	↑
Average List \$ / SqFt	\$353.37	\$358.37	\$5.00	1.41%	↑
Average Days to Offer	16	22	6	37.50%	↑
Listed & Price Changed (Year to Date)	2025	2026	Var.	Var. %	Trend
Listing Units (Price Changed)	16	28	12	75%	↑
Average Original List Price	\$1,096,961.50	\$1,384,302.54	\$287,341.04	26.19%	↑
Average Original List \$ / SqFt	\$390.22	\$385.51	-\$4.71	-1.21%	↓
Sold (Year to Date)	2025	2026	Var.	Var. %	Trend
Closed Units (Sold)	34	40	6	17.65%	↑
Average Days on Market	21	29	8	38.10%	↑
Average Days to Offer	14	19	5	35.71%	↑
Average Sale Price	\$922,394.12	\$992,783.88	\$70,389.76	7.63%	↑
Average Sale \$ / SqFt	\$355.41	\$353.43	-\$1.98	-0.56%	↓
Average List Price	\$911,062.29	\$1,003,077.63	\$92,015.34	10.10%	↑
Average List \$ / SqFt	\$351.08	\$357.05	\$5.97	1.70%	↑
Average Original List Price	\$915,609.35	\$1,010,177.63	\$94,568.28	10.33%	↑
Average Original List \$ / SqFt	\$352.88	\$359.74	\$6.86	1.94%	↑
Average Sale Price as % of List Price	101.46%	99.19%	-2.27%	-2.24%	↓
Average Sale Price as % of Original List Price	101.03%	98.59%	-2.44%	-2.42%	↓
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	119	125	6	5.04%	↑
Units Price Changed	27	41	14	51.85%	↑
Units Went Pending	89	102	13	14.61%	↑
Units Sold	79	86	7	8.86%	↑

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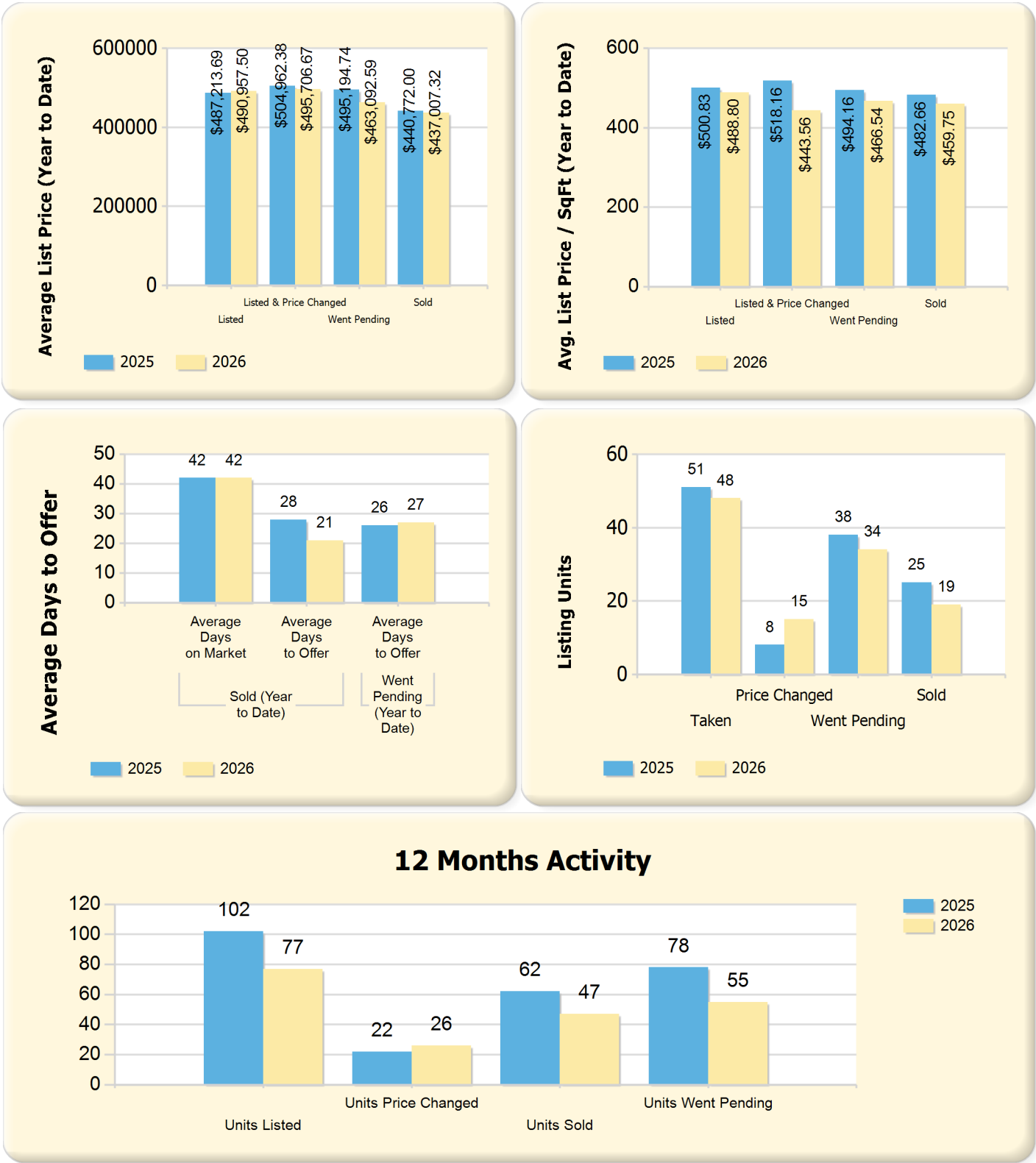


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Condominium



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