

Zip Code 02148, 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	14	21	7	50%	↑
Average Days on Market	15	34	19	126.67%	↑
Average List Price	\$737,949.00	\$811,454.14	\$73,505.14	9.96%	↑
Average List \$ / SqFt	\$473.55	\$406.62	-\$66.93	-14.13%	↓
Approximate Absorption Rate	84.52%	58.73%	-25.79%	-30.51%	↓
Approximate Months Supply of Inventory	1.18	1.70	0.52	44.07%	↑
Listed (Year to Date)	2025	2026	Var.	Var. %	Trend
Listing Units (Taken)	101	89	-12	-11.88%	↓
Average Original List Price	\$729,271.27	\$756,511.88	\$27,240.61	3.74%	↑
Average Original List \$ / SqFt	\$439.94	\$439.97	\$0.03	0.01%	↑
Went Pending (Year to Date)	2025	2026	Var.	Var. %	Trend
Listing Units (Went Pending)	86	73	-13	-15.12%	↓
Average List Price	\$728,930.36	\$722,378.74	-\$6,551.62	-0.90%	↓
Average List \$ / SqFt	\$436.80	\$444.80	\$8.00	1.83%	↑
Average Days to Offer	12	20	8	66.67%	↑
Listed & Price Changed (Year to Date)	2025	2026	Var.	Var. %	Trend
Listing Units (Price Changed)	12	14	2	16.67%	↑
Average Original List Price	\$693,957.08	\$860,764.21	\$166,807.13	24.04%	↑
Average Original List \$ / SqFt	\$431.65	\$442.63	\$10.98	2.54%	↑
Sold (Year to Date)	2025	2026	Var.	Var. %	Trend
Closed Units (Sold)	66	54	-12	-18.18%	↓
Average Days on Market	20	37	17	85%	↑
Average Days to Offer	13	29	16	123.08%	↑
Average Sale Price	\$742,103.41	\$742,389.59	\$286.18	0.04%	↑
Average Sale \$ / SqFt	\$448.80	\$459.43	\$10.63	2.37%	↑
Average List Price	\$704,213.03	\$724,451.13	\$20,238.10	2.87%	↑
Average List \$ / SqFt	\$427.27	\$447.43	\$20.16	4.72%	↑
Average Original List Price	\$697,937.27	\$734,682.39	\$36,745.12	5.26%	↑
Average Original List \$ / SqFt	\$420.53	\$452.94	\$32.41	7.71%	↑
Average Sale Price as % of List Price	105.13%	102.69%	-2.44%	-2.32%	↓
Average Sale Price as % of Original List Price	118.15%	101.49%	-16.66%	-14.10%	↓
Sold Units - Short Sale	0	0	0	0%	↔
Sold Units - Lender-Owned	2	0	-2	-100%	↓
12-Month Activity as of June 30	2025	2026	Var.	Var. %	Trend
Units Listed	177	181	4	2.26%	↑
Units Price Changed	32	38	6	18.75%	↑
Units Went Pending	157	152	-5	-3.18%	↓
Units Sold	142	148	6	4.23%	↑

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Condominium

Listing Inventory on June 30	2025	2026	Var.	Var. %	Trend
Listing Units	6	17	11	183.33%	↑
Average Days on Market	19	55	36	189.47%	↑
Average List Price	\$560,466.67	\$496,547.06	-\$63,919.61	-11.40%	↓
Average List \$ / SqFt	\$427.99	\$474.15	\$46.16	10.79%	↑
Approximate Absorption Rate	130.56%	40.20%	-90.36%	-69.21%	↓
Approximate Months Supply of Inventory	0.77	2.49	1.72	223.38%	↑
Listed (Year to Date)	2025	2026	Var.	Var. %	Trend
Listing Units (Taken)	66	66	0	0%	↔
Average Original List Price	\$464,292.02	\$469,512.70	\$5,220.68	1.12%	↑
Average Original List \$ / SqFt	\$503.47	\$491.45	-\$12.02	-2.39%	↓
Went Pending (Year to Date)	2025	2026	Var.	Var. %	Trend
Listing Units (Went Pending)	63	51	-12	-19.05%	↓
Average List Price	\$433,759.89	\$462,888.98	\$29,129.09	6.72%	↑
Average List \$ / SqFt	\$513.11	\$484.70	-\$28.41	-5.54%	↓
Average Days to Offer	20	34	14	70%	↑
Listed & Price Changed (Year to Date)	2025	2026	Var.	Var. %	Trend
Listing Units (Price Changed)	14	15	1	7.14%	↑
Average Original List Price	\$455,192.86	\$455,360.00	\$167.14	0.04%	↑
Average Original List \$ / SqFt	\$505.38	\$478.15	-\$27.23	-5.39%	↓
Sold (Year to Date)	2025	2026	Var.	Var. %	Trend
Closed Units (Sold)	56	39	-17	-30.36%	↓
Average Days on Market	29	53	24	82.76%	↑
Average Days to Offer	19	42	23	121.05%	↑
Average Sale Price	\$447,873.21	\$465,310.87	\$17,437.66	3.89%	↑
Average Sale \$ / SqFt	\$516.65	\$460.58	-\$56.07	-10.85%	↓
Average List Price	\$439,879.88	\$460,026.23	\$20,146.35	4.58%	↑
Average List \$ / SqFt	\$510.58	\$456.22	-\$54.36	-10.65%	↓
Average Original List Price	\$443,190.59	\$467,210.85	\$24,020.26	5.42%	↑
Average Original List \$ / SqFt	\$516.79	\$462.05	-\$54.74	-10.59%	↓
Average Sale Price as % of List Price	101.53%	101.39%	-0.14%	-0.14%	↓
Average Sale Price as % of Original List Price	100.65%	100.22%	-0.43%	-0.43%	↓
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	125	122	-3	-2.40%	↓
Units Price Changed	27	42	15	55.56%	↑
Units Went Pending	105	90	-15	-14.29%	↓
Units Sold	94	82	-12	-12.77%	↓

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Multi Family

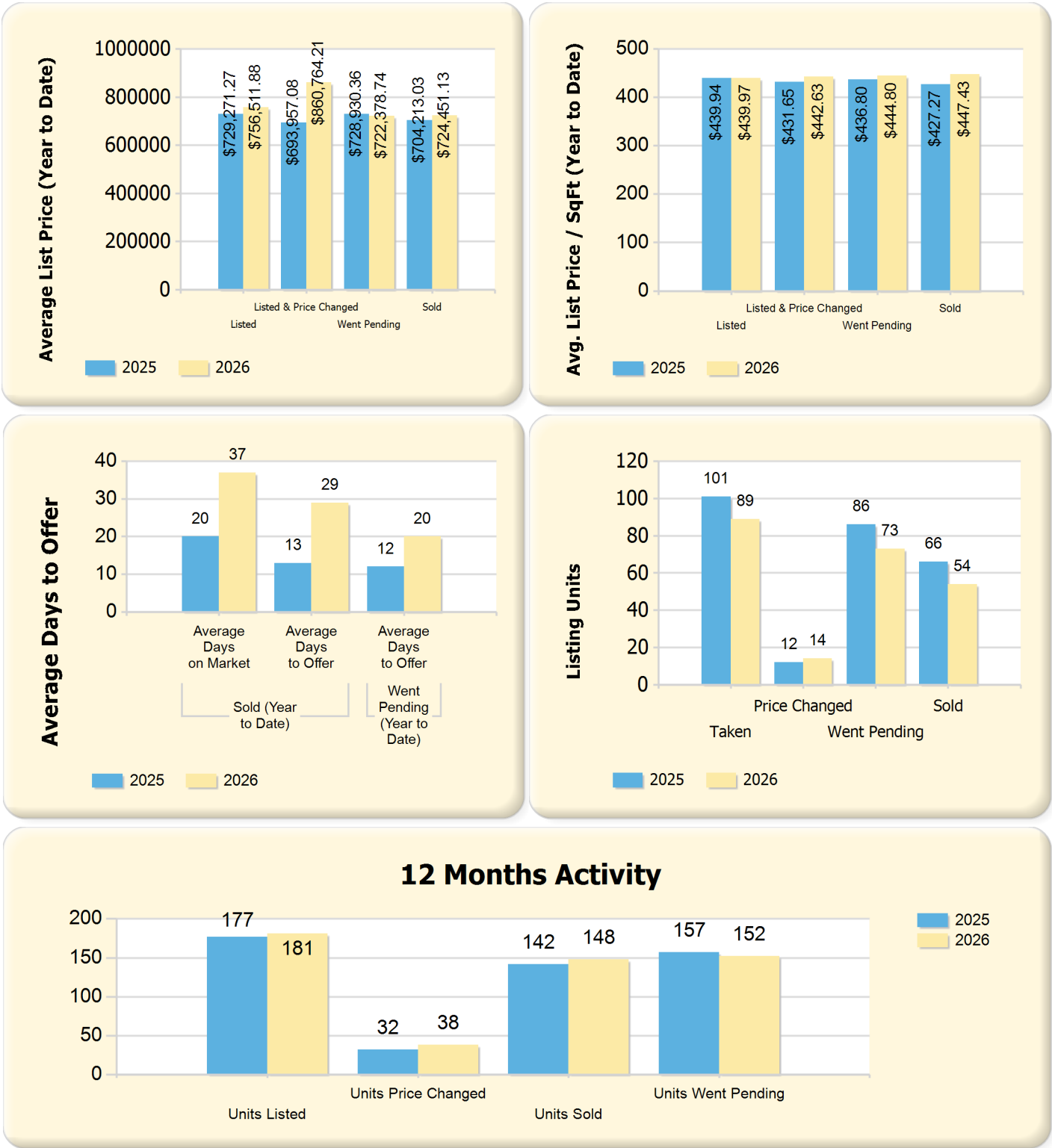
Listing Inventory on June 30	2025	2026	Var.	Var. %	Trend
Listing Units	8	24	16	200%	↑
Average Days on Market	27	38	11	40.74%	↑
Average List Price	\$1,198,972.25	\$1,305,708.29	\$106,736.04	8.90%	↑
Average List \$ / SqFt	\$393.52	\$377.77	-\$15.75	-4%	↓
Approximate Absorption Rate	79.17%	32.99%	-46.18%	-58.33%	↓
Approximate Months Supply of Inventory	1.26	3.03	1.77	140.48%	↑
Listed (Year to Date)	2025	2026	Var.	Var. %	Trend
Listing Units (Taken)	41	71	30	73.17%	↑
Average Original List Price	\$1,110,359.61	\$1,116,023.90	\$5,664.29	0.51%	↑
Average Original List \$ / SqFt	\$406.33	\$373.02	-\$33.31	-8.20%	↓
Went Pending (Year to Date)	2025	2026	Var.	Var. %	Trend
Listing Units (Went Pending)	30	51	21	70%	↑
Average List Price	\$1,018,642.60	\$1,015,698.20	-\$2,944.40	-0.29%	↓
Average List \$ / SqFt	\$400.87	\$358.13	-\$42.74	-10.66%	↓
Average Days to Offer	21	22	1	4.76%	↑
Listed & Price Changed (Year to Date)	2025	2026	Var.	Var. %	Trend
Listing Units (Price Changed)	6	19	13	216.67%	↑
Average Original List Price	\$1,153,113.00	\$1,160,978.84	\$7,865.84	0.68%	↑
Average Original List \$ / SqFt	\$427.15	\$394.59	-\$32.56	-7.62%	↓
Sold (Year to Date)	2025	2026	Var.	Var. %	Trend
Closed Units (Sold)	29	45	16	55.17%	↑
Average Days on Market	36	36	0	0%	↔
Average Days to Offer	27	26	-1	-3.70%	↓
Average Sale Price	\$980,281.48	\$1,029,711.11	\$49,429.63	5.04%	↑
Average Sale \$ / SqFt	\$395.68	\$366.38	-\$29.30	-7.40%	↓
Average List Price	\$979,047.48	\$1,022,855.49	\$43,808.01	4.47%	↑
Average List \$ / SqFt	\$396.99	\$364.86	-\$32.13	-8.09%	↓
Average Original List Price	\$992,637.17	\$1,038,344.36	\$45,707.19	4.60%	↑
Average Original List \$ / SqFt	\$402.50	\$370.20	-\$32.30	-8.02%	↓
Average Sale Price as % of List Price	100.09%	100.73%	0.64%	0.64%	↑
Average Sale Price as % of Original List Price	98.89%	99.51%	0.62%	0.63%	↑
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	139	37	36.27%	↑
Units Price Changed	13	36	23	176.92%	↑
Units Went Pending	83	110	27	32.53%	↑
Units Sold	76	95	19	25%	↑

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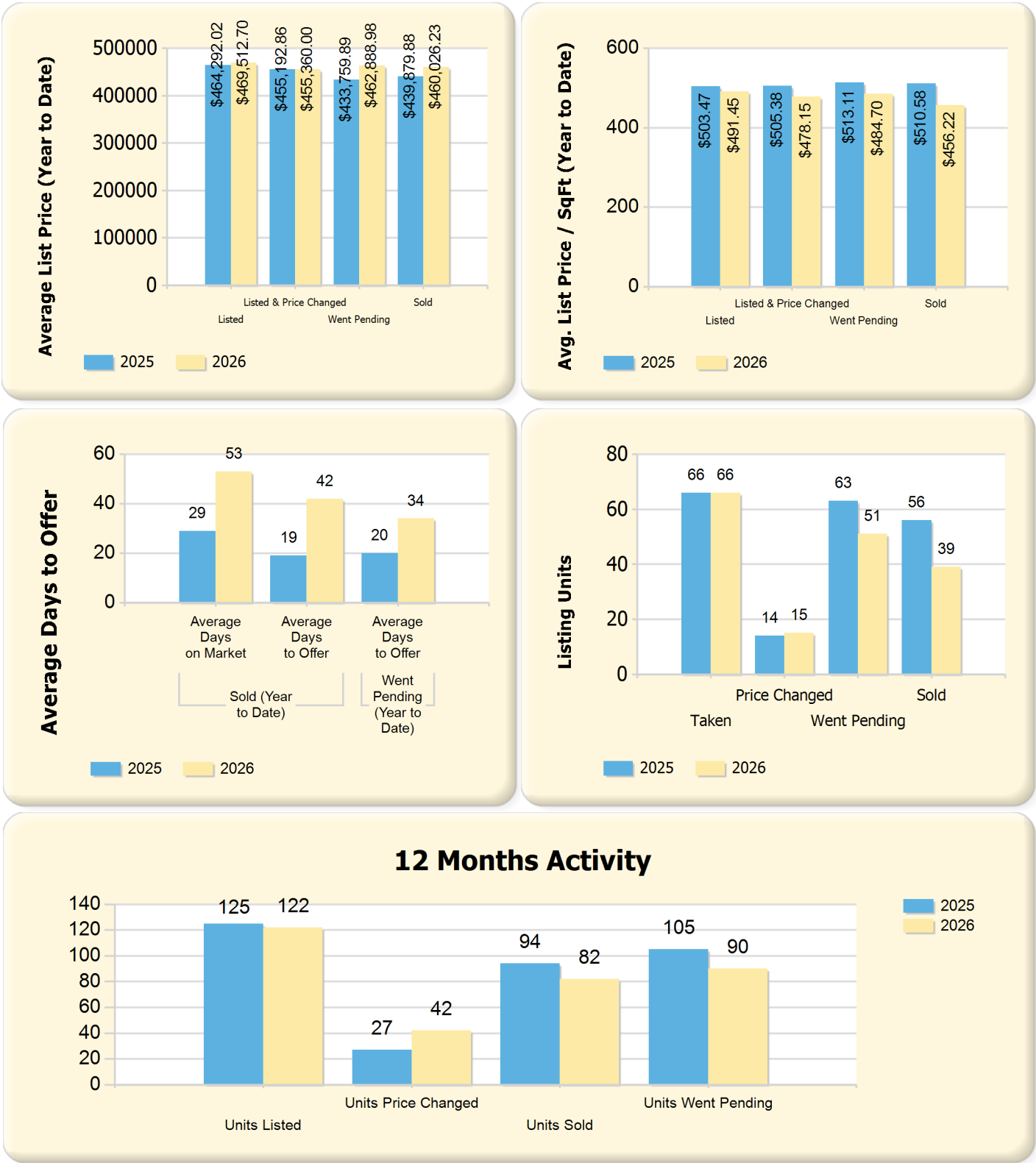


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