

Zip Code 02151, 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	24	25	1	4.17%	↑
Average Days on Market	54	53	-1	-1.85%	↓
Average List Price	\$699,123.38	\$748,198.84	\$49,075.46	7.02%	↑
Average List \$ / SqFt	\$436.25	\$448.09	\$11.84	2.71%	↑
Approximate Absorption Rate	45.83%	46.33%	0.50%	1.09%	↑
Approximate Months Supply of Inventory	2.18	2.16	-0.02	-0.92%	↓
Listed (Year to Date)	2025	2026	Var.	Var. %	Trend
Listing Units (Taken)	92	91	-1	-1.09%	↓
Average Original List Price	\$684,337.04	\$703,823.18	\$19,486.14	2.85%	↑
Average Original List \$ / SqFt	\$398.27	\$444.50	\$46.23	11.61%	↑
Went Pending (Year to Date)	2025	2026	Var.	Var. %	Trend
Listing Units (Went Pending)	70	69	-1	-1.43%	↓
Average List Price	\$649,869.56	\$668,519.39	\$18,649.83	2.87%	↑
Average List \$ / SqFt	\$372.77	\$436.02	\$63.25	16.97%	↑
Average Days to Offer	18	22	4	22.22%	↑
Listed & Price Changed (Year to Date)	2025	2026	Var.	Var. %	Trend
Listing Units (Price Changed)	20	21	1	5%	↑
Average Original List Price	\$739,254.95	\$728,595.10	-\$10,659.85	-1.44%	↓
Average Original List \$ / SqFt	\$433.84	\$475.75	\$41.91	9.66%	↑
Sold (Year to Date)	2025	2026	Var.	Var. %	Trend
Closed Units (Sold)	52	57	5	9.62%	↑
Average Days on Market	42	38	-4	-9.52%	↓
Average Days to Offer	23	23	0	0%	↔
Average Sale Price	\$653,832.69	\$655,861.40	\$2,028.71	0.31%	↑
Average Sale \$ / SqFt	\$372.11	\$440.84	\$68.73	18.47%	↑
Average List Price	\$630,782.08	\$650,099.93	\$19,317.85	3.06%	↑
Average List \$ / SqFt	\$357.12	\$435.46	\$78.34	21.94%	↑
Average Original List Price	\$637,399.48	\$655,533.25	\$18,133.77	2.84%	↑
Average Original List \$ / SqFt	\$360.66	\$438.50	\$77.84	21.58%	↑
Average Sale Price as % of List Price	104.26%	101.43%	-2.83%	-2.71%	↓
Average Sale Price as % of Original List Price	103.38%	100.72%	-2.66%	-2.57%	↓
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	184	179	-5	-2.72%	↓
Units Price Changed	37	45	8	21.62%	↑
Units Went Pending	153	149	-4	-2.61%	↓
Units Sold	132	139	7	5.30%	↑

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Condominium

Listing Inventory on June 30	2025	2026	Var.	Var. %	Trend
Listing Units	38	37	-1	-2.63%	↓
Average Days on Market	53	73	20	37.74%	↑
Average List Price	\$467,890.76	\$515,262.11	\$47,371.35	10.12%	↑
Average List \$ / SqFt	\$512.61	\$506.19	-\$6.42	-1.25%	↓
Approximate Absorption Rate	23.46%	40.77%	17.31%	73.79%	↑
Approximate Months Supply of Inventory	4.26	2.45	-1.81	-42.49%	↓
Listed (Year to Date)	2025	2026	Var.	Var. %	Trend
Listing Units (Taken)	130	112	-18	-13.85%	↓
Average Original List Price	\$462,071.14	\$501,375.50	\$39,304.36	8.51%	↑
Average Original List \$ / SqFt	\$491.63	\$481.85	-\$9.78	-1.99%	↓
Went Pending (Year to Date)	2025	2026	Var.	Var. %	Trend
Listing Units (Went Pending)	86	75	-11	-12.79%	↓
Average List Price	\$465,089.08	\$472,338.05	\$7,248.97	1.56%	↑
Average List \$ / SqFt	\$487.20	\$459.96	-\$27.24	-5.59%	↓
Average Days to Offer	47	46	-1	-2.13%	↓
Listed & Price Changed (Year to Date)	2025	2026	Var.	Var. %	Trend
Listing Units (Price Changed)	28	30	2	7.14%	↑
Average Original List Price	\$454,438.93	\$490,812.90	\$36,373.97	8%	↑
Average Original List \$ / SqFt	\$471.85	\$507.01	\$35.16	7.45%	↑
Sold (Year to Date)	2025	2026	Var.	Var. %	Trend
Closed Units (Sold)	61	59	-2	-3.28%	↓
Average Days on Market	65	60	-5	-7.69%	↓
Average Days to Offer	42	44	2	4.76%	↑
Average Sale Price	\$457,695.08	\$450,002.86	-\$7,692.22	-1.68%	↓
Average Sale \$ / SqFt	\$470.13	\$452.57	-\$17.56	-3.74%	↓
Average List Price	\$459,954.80	\$459,649.15	-\$305.65	-0.07%	↓
Average List \$ / SqFt	\$474.15	\$462.60	-\$11.55	-2.44%	↓
Average Original List Price	\$469,372.87	\$461,869.98	-\$7,502.89	-1.60%	↓
Average Original List \$ / SqFt	\$484.91	\$462.12	-\$22.79	-4.70%	↓
Average Sale Price as % of List Price	99.24%	97.93%	-1.31%	-1.32%	↓
Average Sale Price as % of Original List Price	97.01%	100.11%	3.10%	3.20%	↑
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	211	219	8	3.79%	↑
Units Price Changed	55	85	30	54.55%	↑
Units Went Pending	147	185	38	25.85%	↑
Units Sold	107	181	74	69.16%	↑

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Multi Family

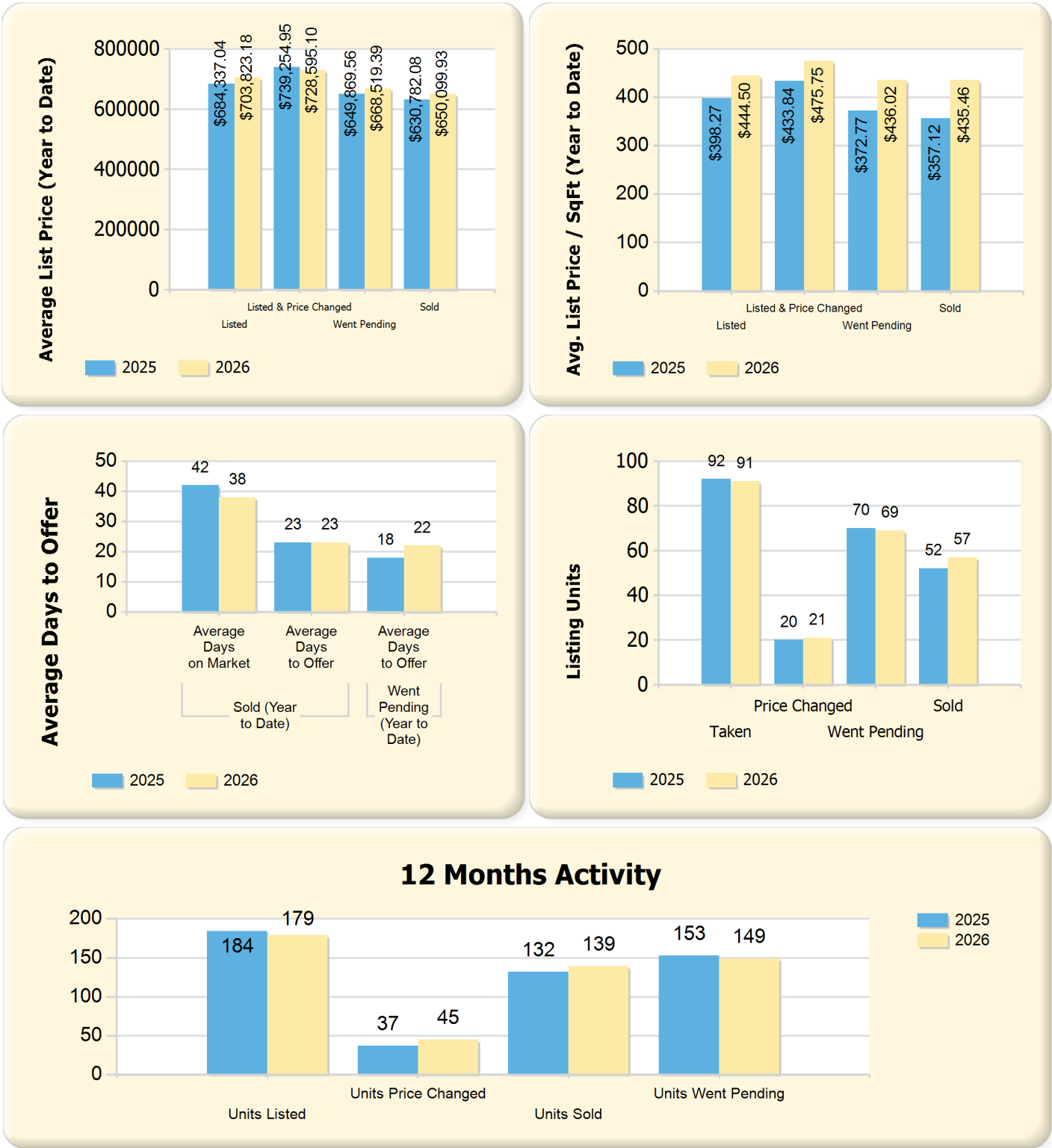
Listing Inventory on June 30	2025	2026	Var.	Var. %	Trend
Listing Units	12	26	14	116.67%	↑
Average Days on Market	37	45	8	21.62%	↑
Average List Price	\$1,038,883.33	\$1,242,707.54	\$203,824.21	19.62%	↑
Average List \$ / SqFt	\$369.03	\$376.52	\$7.49	2.03%	↑
Approximate Absorption Rate	60.42%	25.32%	-35.10%	-58.09%	↓
Approximate Months Supply of Inventory	1.66	3.95	2.29	137.95%	↑
Listed (Year to Date)	2025	2026	Var.	Var. %	Trend
Listing Units (Taken)	66	75	9	13.64%	↑
Average Original List Price	\$959,361.00	\$1,090,046.04	\$130,685.04	13.62%	↑
Average Original List \$ / SqFt	\$355.35	\$363.43	\$8.08	2.27%	↑
Went Pending (Year to Date)	2025	2026	Var.	Var. %	Trend
Listing Units (Went Pending)	52	45	-7	-13.46%	↓
Average List Price	\$949,192.81	\$939,355.71	-\$9,837.10	-1.04%	↓
Average List \$ / SqFt	\$357.59	\$359.70	\$2.11	0.59%	↑
Average Days to Offer	21	23	2	9.52%	↑
Listed & Price Changed (Year to Date)	2025	2026	Var.	Var. %	Trend
Listing Units (Price Changed)	10	16	6	60%	↑
Average Original List Price	\$978,784.50	\$1,071,484.31	\$92,699.81	9.47%	↑
Average Original List \$ / SqFt	\$377.89	\$344.09	-\$33.80	-8.94%	↓
Sold (Year to Date)	2025	2026	Var.	Var. %	Trend
Closed Units (Sold)	39	32	-7	-17.95%	↓
Average Days on Market	28	36	8	28.57%	↑
Average Days to Offer	17	22	5	29.41%	↑
Average Sale Price	\$934,266.92	\$952,250.34	\$17,983.42	1.92%	↑
Average Sale \$ / SqFt	\$359.79	\$372.24	\$12.45	3.46%	↑
Average List Price	\$920,338.85	\$957,406.78	\$37,067.93	4.03%	↑
Average List \$ / SqFt	\$355.16	\$371.48	\$16.32	4.60%	↑
Average Original List Price	\$928,974.74	\$965,191.19	\$36,216.45	3.90%	↑
Average Original List \$ / SqFt	\$357.89	\$374.52	\$16.63	4.65%	↑
Average Sale Price as % of List Price	101.70%	99.96%	-1.74%	-1.71%	↓
Average Sale Price as % of Original List Price	101.07%	99.08%	-1.99%	-1.97%	↓
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	128	154	26	20.31%	↑
Units Price Changed	21	42	21	100%	↑
Units Went Pending	100	93	-7	-7%	↓
Units Sold	87	79	-8	-9.20%	↓

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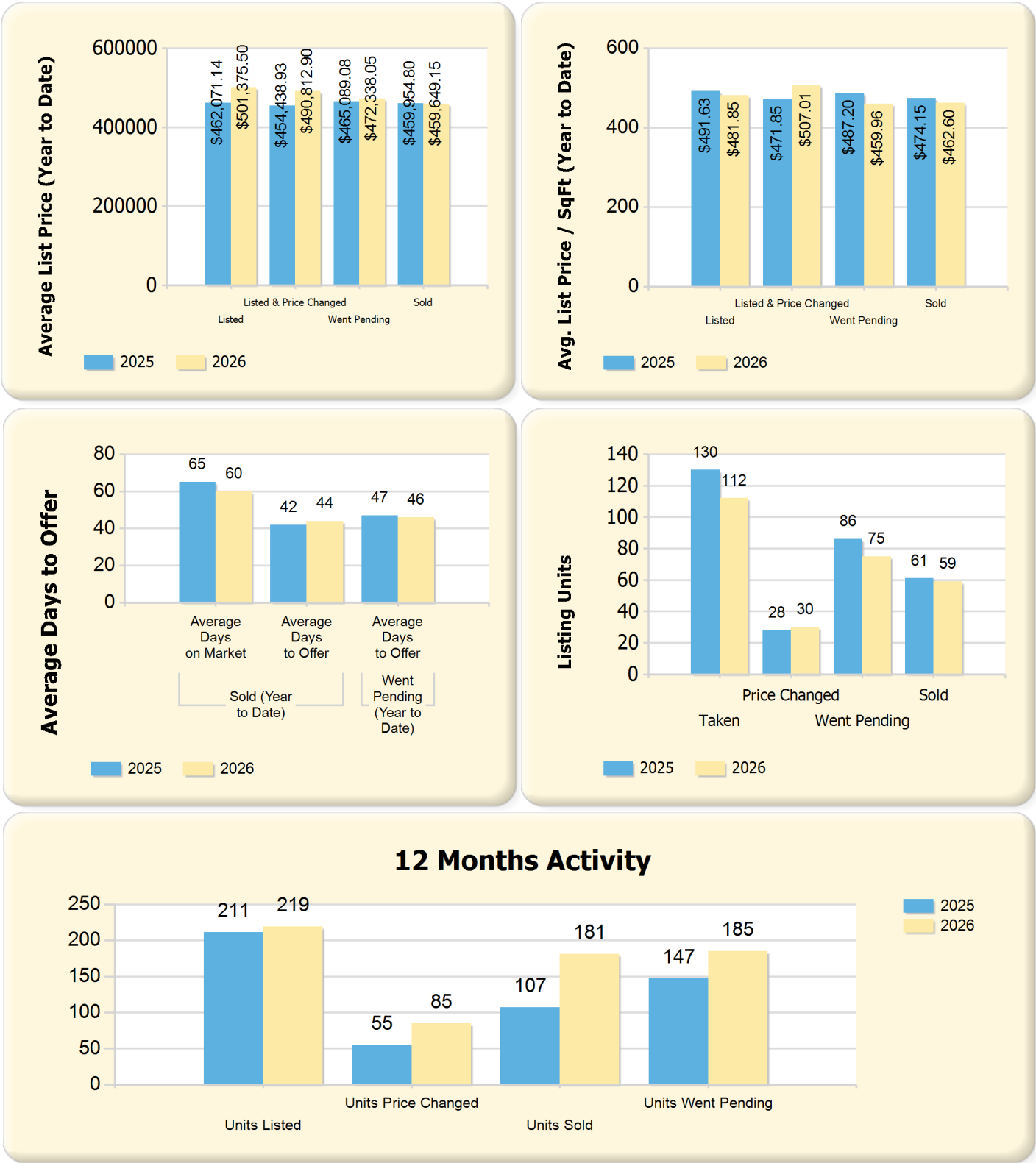


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