Zip Code 02149, MA Area Market Review

2026 vs. 2025 As of September 30, 2026

Prepared by Gabriel J. Ochoa on Thursday, November 19, 2026

Single Family

Listing Inventory on September 30	2025	2026	Var.	Var. %	Trend
Listing Units	15	14	-1	-6.67%	↓
Average Days on Market	55	41	-14	-25.45%	↓
Average List Price	$717,485.80	$669,450.00	-$48,035.80	-6.70%	↓
Average List $ / SqFt	$440.57	$456.76	$16.19	3.67%	↑
Approximate Absorption Rate	49.44%	39.88%	-9.56%	-19.34%	↓
Approximate Months Supply of Inventory	2.02	2.51	0.49	24.26%	↑
Listed (Year to Date)	**2025**	**2026**	**Var.**	**Var. %**	**Trend**
Listing Units (Taken)	93	70	-23	-24.73%	↓
Average Original List Price	$709,796.78	$717,806.99	$8,010.21	1.13%	↑
Average Original List $ / SqFt	$434.65	$430.29	-$4.36	-1%	↓
Went Pending (Year to Date)	**2025**	**2026**	**Var.**	**Var. %**	**Trend**
Listing Units (Went Pending)	70	50	-20	-28.57%	↓
Average List Price	$676,634.53	$693,570.82	$16,936.29	2.50%	↑
Average List $ / SqFt	$414.12	$415.47	$1.35	0.33%	↑
Average Days to Offer	19	26	7	36.84%	↑
Listed & Price Changed (Year to Date)	**2025**	**2026**	**Var.**	**Var. %**	**Trend**
Listing Units (Price Changed)	23	24	1	4.35%	↑
Average Original List Price	$746,517.26	$762,193.13	$15,675.87	2.10%	↑
Average Original List $ / SqFt	$500.46	$447.77	-$52.69	-10.53%	↓
Sold (Year to Date)	**2025**	**2026**	**Var.**	**Var. %**	**Trend**
Closed Units (Sold)	61	42	-19	-31.15%	↓
Average Days on Market	24	37	13	54.17%	↑
Average Days to Offer	16	26	10	62.50%	↑
Average Sale Price	$683,945.07	$689,523.81	$5,578.74	0.82%	↑
Average Sale $ / SqFt	$424.95	$418.96	-$5.99	-1.41%	↓
Average List Price	$665,389.26	$685,977.17	$20,587.91	3.09%	↑
Average List $ / SqFt	$412.90	$415.76	$2.86	0.69%	↑
Average Original List Price	$675,566.31	$699,494.98	$23,928.67	3.54%	↑
Average Original List $ / SqFt	$419.91	$425.42	$5.51	1.31%	↑
Average Sale Price as % of List Price	103.05%	100.79%	-2.26%	-2.19%	↓
Average Sale Price as % of Original List Price	101.62%	98.95%	-2.67%	-2.63%	↓
Sold Units - Short Sale	0	0	0	0%	↔
Sold Units - Lender-Owned	0	0	0	0%	↔
12-Month Activity as of September 30	**2025**	**2026**	**Var.**	**Var. %**	**Trend**
Units Listed	113	88	-25	-22.12%	↓
Units Price Changed	29	27	-2	-6.90%	↓
Units Went Pending	91	70	-21	-23.08%	↓
Units Sold	89	67	-22	-24.72%	↓

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2026 vs. 2025 As of September 30, 2026

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Condominium

Listing Inventory on September 30	2025	2026	Var.	Var. %	Trend
Listing Units	7	18	11	157.14%	↑
Average Days on Market	73	53	-20	-27.40%	↓
Average List Price	$503,541.14	$508,349.33	$4,808.19	0.95%	↑
Average List $ / SqFt	$495.98	$510.29	$14.31	2.89%	↑
Approximate Absorption Rate	79.76%	22.69%	-57.07%	-71.55%	↓
Approximate Months Supply of Inventory	1.25	4.41	3.16	252.80%	↑
Listed (Year to Date)	**2025**	**2026**	**Var.**	**Var. %**	**Trend**
Listing Units (Taken)	69	75	6	8.70%	↑
Average Original List Price	$488,322.72	$504,620.69	$16,297.97	3.34%	↑
Average Original List $ / SqFt	$496.64	$492.97	-$3.67	-0.74%	↓
Went Pending (Year to Date)	**2025**	**2026**	**Var.**	**Var. %**	**Trend**
Listing Units (Went Pending)	52	52	0	0%	↔
Average List Price	$482,211.21	$479,989.29	-$2,221.92	-0.46%	↓
Average List $ / SqFt	$485.19	$471.23	-$13.96	-2.88%	↓
Average Days to Offer	26	31	5	19.23%	↑
Listed & Price Changed (Year to Date)	**2025**	**2026**	**Var.**	**Var. %**	**Trend**
Listing Units (Price Changed)	14	30	16	114.29%	↑
Average Original List Price	$518,385.57	$506,996.57	-$11,389.00	-2.20%	↓
Average Original List $ / SqFt	$498.80	$479.04	-$19.76	-3.96%	↓
Sold (Year to Date)	**2025**	**2026**	**Var.**	**Var. %**	**Trend**
Closed Units (Sold)	47	42	-5	-10.64%	↓
Average Days on Market	36	49	13	36.11%	↑
Average Days to Offer	25	31	6	24%	↑
Average Sale Price	$460,902.13	$465,445.24	$4,543.11	0.99%	↑
Average Sale $ / SqFt	$489.64	$455.02	-$34.62	-7.07%	↓
Average List Price	$457,635.81	$468,315.05	$10,679.24	2.33%	↑
Average List $ / SqFt	$485.28	$457.57	-$27.71	-5.71%	↓
Average Original List Price	$460,486.83	$476,726.95	$16,240.12	3.53%	↑
Average Original List $ / SqFt	$488.40	$465.66	-$22.74	-4.66%	↓
Average Sale Price as % of List Price	101.19%	99.42%	-1.77%	-1.75%	↓
Average Sale Price as % of Original List Price	100.59%	97.68%	-2.91%	-2.89%	↓
Sold Units - Short Sale	0	0	0	0%	↔
Sold Units - Lender-Owned	0	0	0	0%	↔
12-Month Activity as of September 30	**2025**	**2026**	**Var.**	**Var. %**	**Trend**
Units Listed	88	86	-2	-2.27%	↓
Units Price Changed	17	35	18	105.88%	↑
Units Went Pending	68	58	-10	-14.71%	↓
Units Sold	67	49	-18	-26.87%	↓

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Zip Code 02149, MA Area Market Review

2026 vs. 2025 As of September 30, 2026

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Multi Family

Listing Inventory on September 30	2025	2026	Var.	Var. %	Trend
Listing Units	13	23	10	76.92%	↑
Average Days on Market	42	53	11	26.19%	↑
Average List Price	$1,297,117.08	$1,251,517.35	-$45,599.73	-3.52%	↓
Average List $ / SqFt	$398.54	$375.03	-$23.51	-5.90%	↓
Approximate Absorption Rate	53.85%	33.33%	-20.52%	-38.11%	↓
Approximate Months Supply of Inventory	1.86	3.00	1.14	61.29%	↑
Listed (Year to Date)	**2025**	**2026**	**Var.**	**Var. %**	**Trend**
Listing Units (Taken)	96	112	16	16.67%	↑
Average Original List Price	$1,119,515.71	$1,221,347.43	$101,831.72	9.10%	↑
Average Original List $ / SqFt	$376.29	$373.24	-$3.05	-0.81%	↓
Went Pending (Year to Date)	**2025**	**2026**	**Var.**	**Var. %**	**Trend**
Listing Units (Went Pending)	70	78	8	11.43%	↑
Average List Price	$973,947.17	$1,021,691.54	$47,744.37	4.90%	↑
Average List $ / SqFt	$357.00	$348.20	-$8.80	-2.46%	↓
Average Days to Offer	19	29	10	52.63%	↑
Listed & Price Changed (Year to Date)	**2025**	**2026**	**Var.**	**Var. %**	**Trend**
Listing Units (Price Changed)	26	34	8	30.77%	↑
Average Original List Price	$1,049,507.04	$1,394,363.09	$344,856.05	32.86%	↑
Average Original List $ / SqFt	$402.55	$384.80	-$17.75	-4.41%	↓
Sold (Year to Date)	**2025**	**2026**	**Var.**	**Var. %**	**Trend**
Closed Units (Sold)	56	70	14	25%	↑
Average Days on Market	28	34	6	21.43%	↑
Average Days to Offer	19	23	4	21.05%	↑
Average Sale Price	$977,808.93	$993,976.50	$16,167.57	1.65%	↑
Average Sale $ / SqFt	$361.67	$351.72	-$9.95	-2.75%	↓
Average List Price	$966,687.57	$1,007,460.91	$40,773.34	4.22%	↑
Average List $ / SqFt	$357.84	$355.56	-$2.28	-0.64%	↓
Average Original List Price	$979,253.63	$1,024,648.06	$45,394.43	4.64%	↑
Average Original List $ / SqFt	$363.35	$361.73	-$1.62	-0.45%	↓
Average Sale Price as % of List Price	101.35%	99.03%	-2.32%	-2.29%	↓
Average Sale Price as % of Original List Price	100.15%	97.54%	-2.61%	-2.61%	↓
Sold Units - Short Sale	0	0	0	0%	↔
Sold Units - Lender-Owned	0	0	0	0%	↔
12-Month Activity as of September 30	**2025**	**2026**	**Var.**	**Var. %**	**Trend**
Units Listed	119	133	14	11.76%	↑
Units Price Changed	29	39	10	34.48%	↑
Units Went Pending	90	101	11	12.22%	↑
Units Sold	84	92	8	9.52%	↑

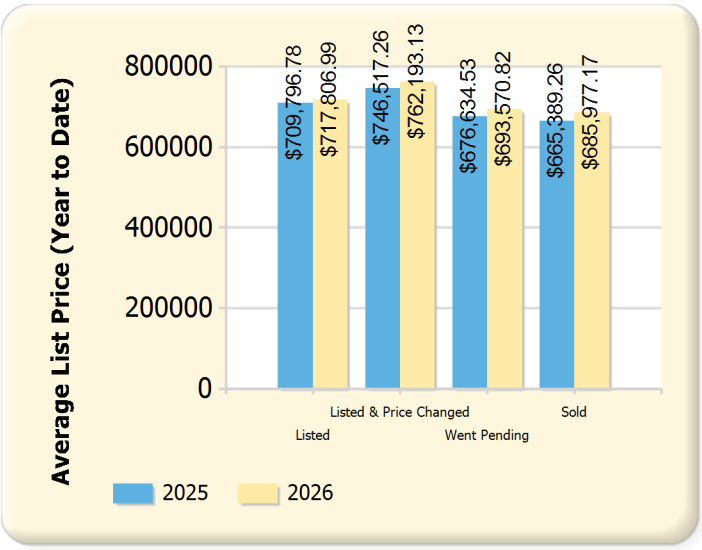
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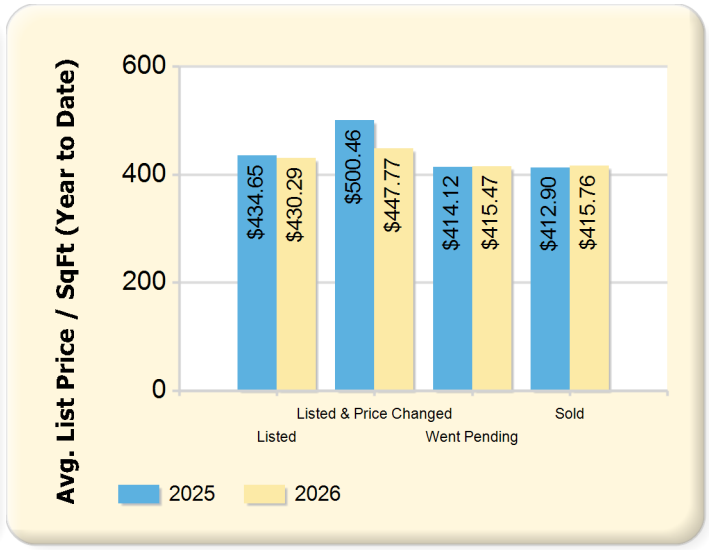
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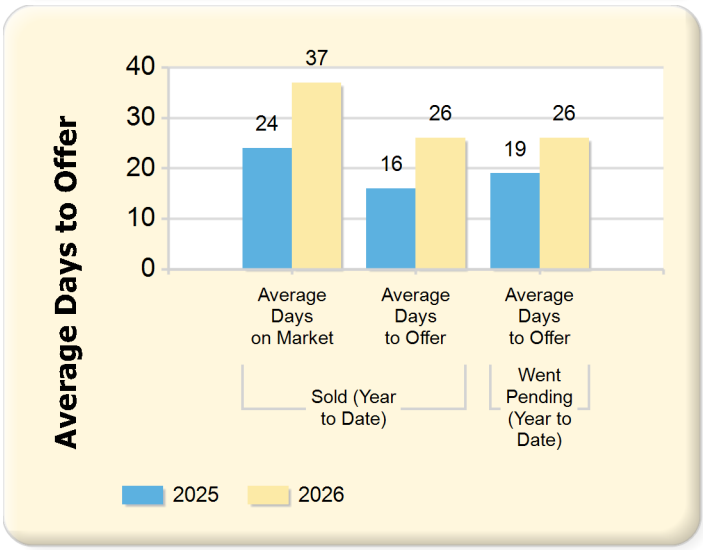
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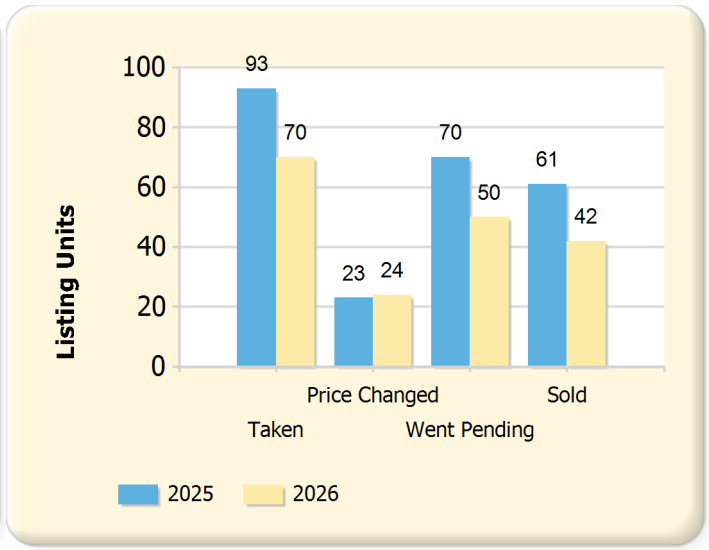
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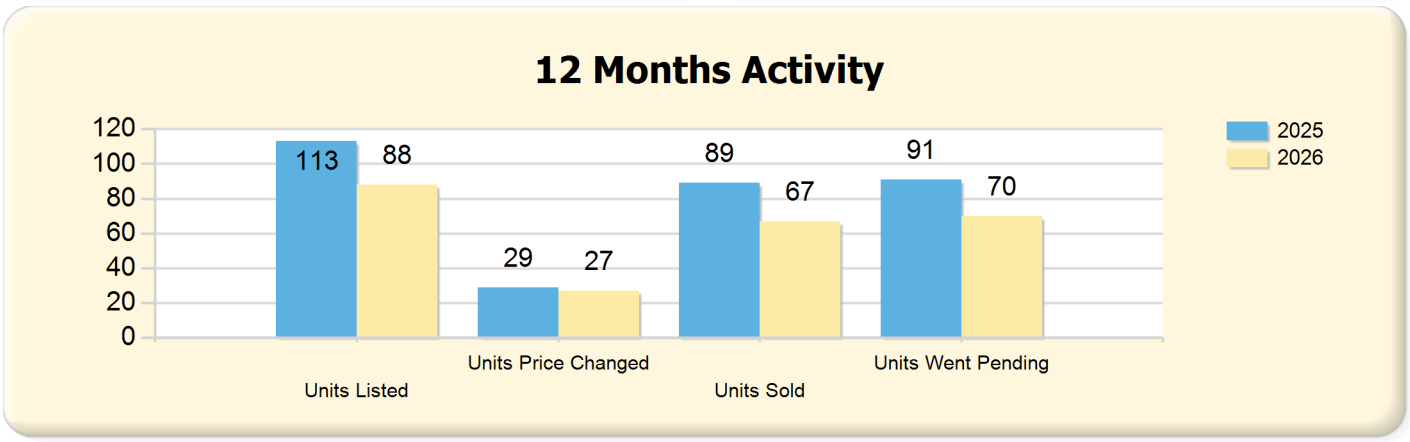
Single Family











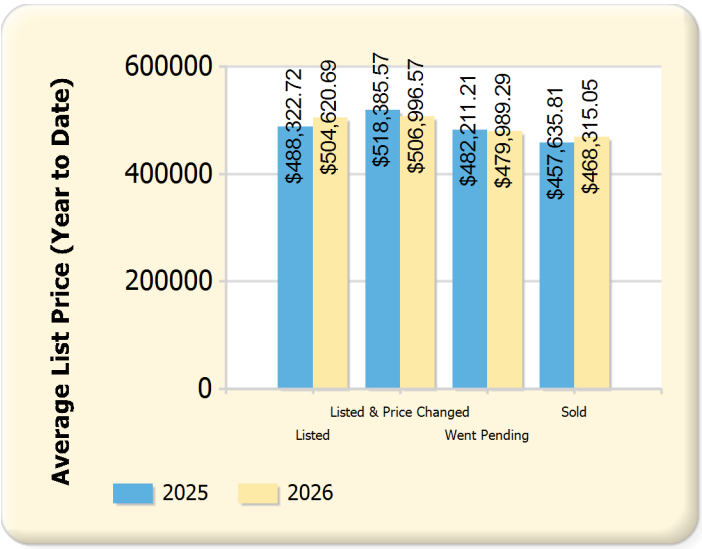
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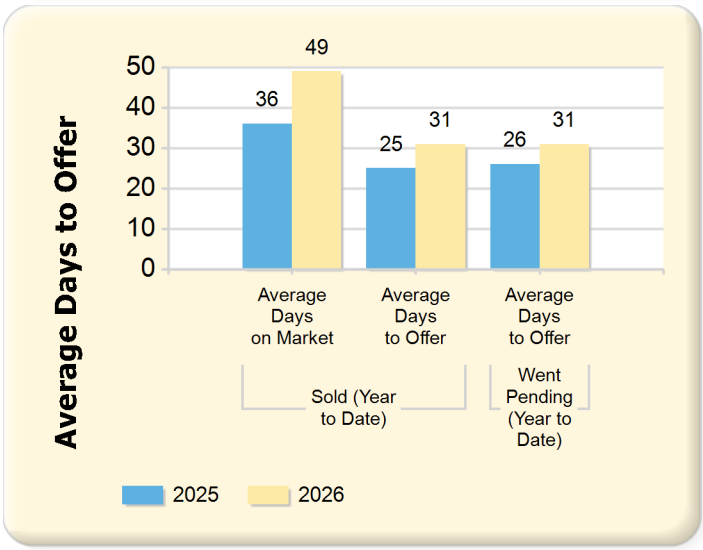
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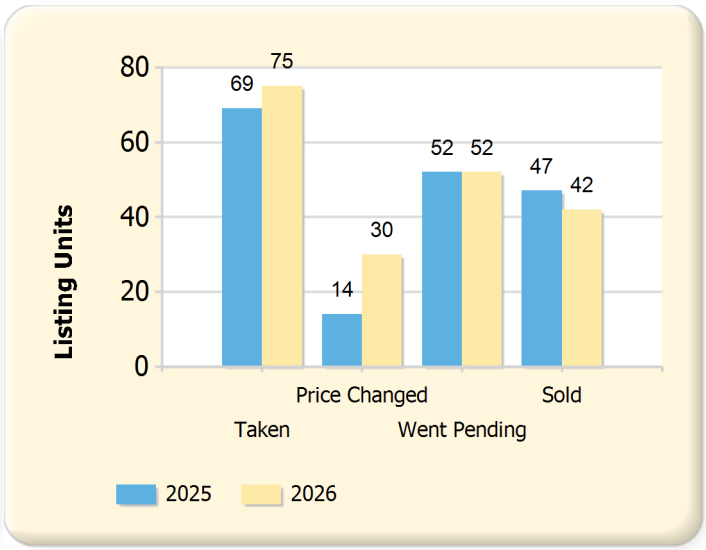
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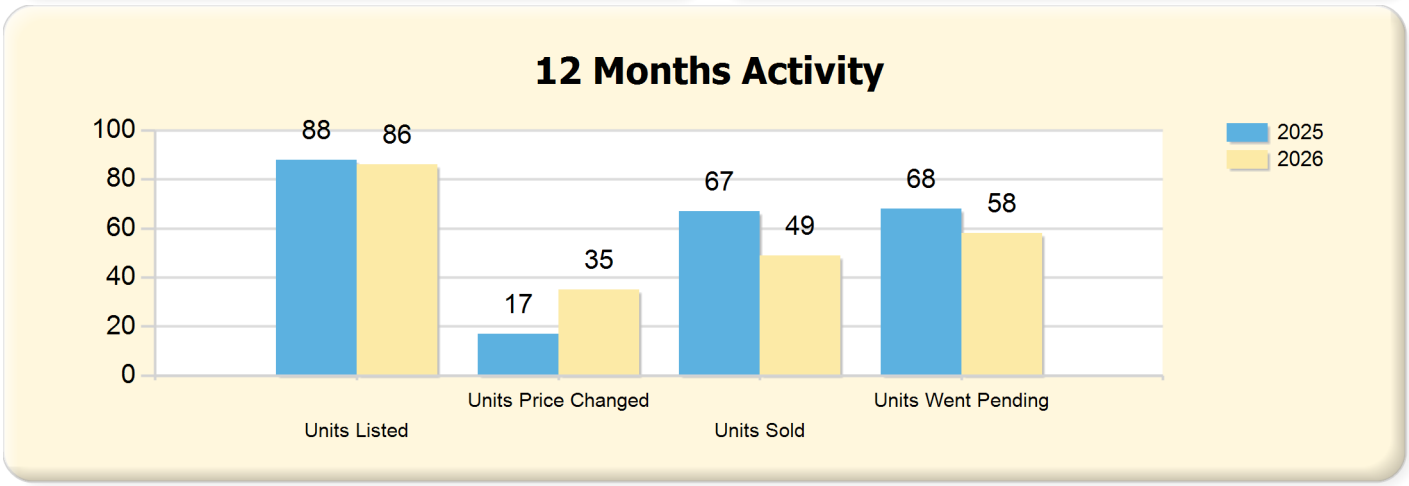
Condominium











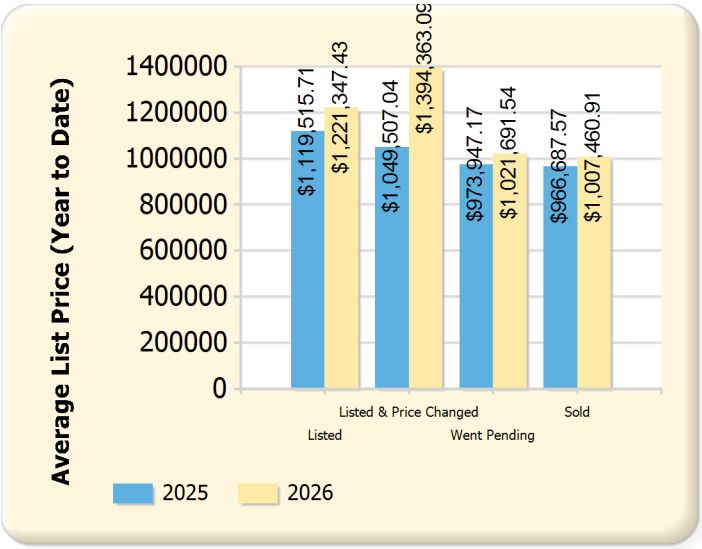
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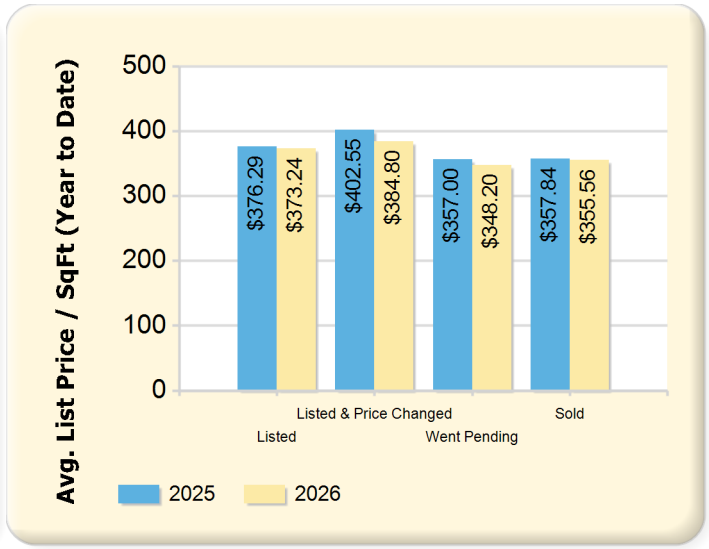
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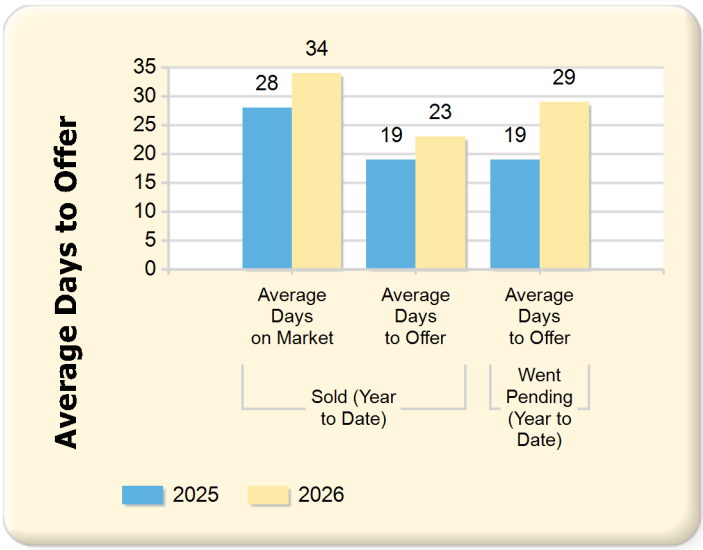
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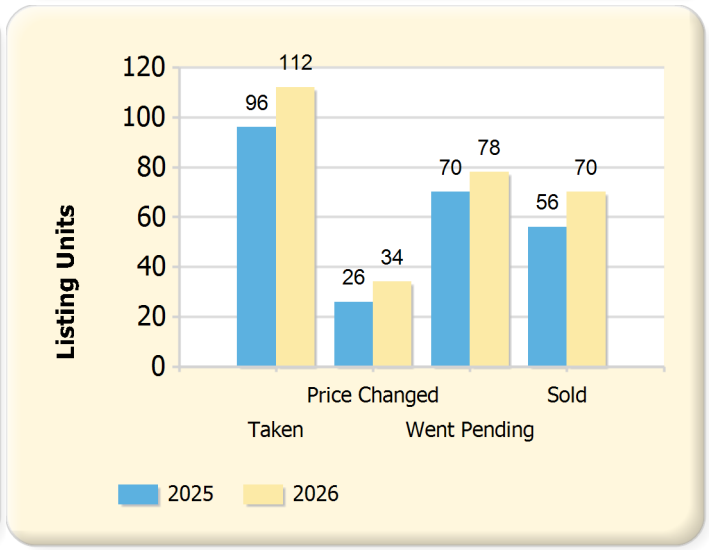
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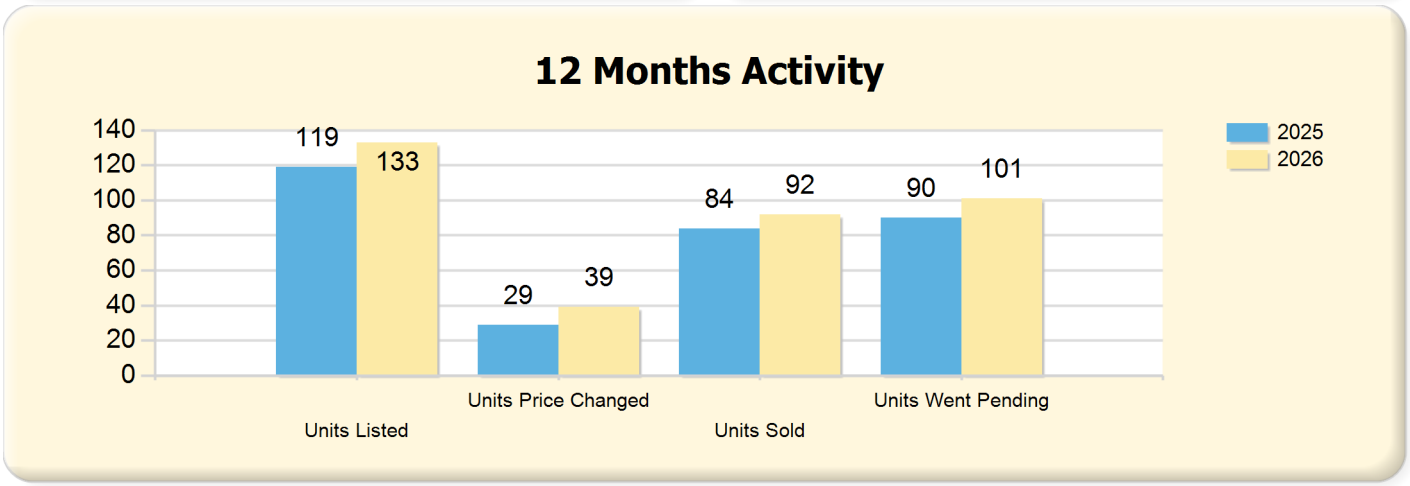
Multi Family











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