Zip Code 02148, 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	25	21	-4	-16%	↓
Average Days on Market	47	40	-7	-14.89%	↓
Average List Price	$812,061.92	$801,284.00	-$10,777.92	-1.33%	↓
Average List $ / SqFt	$452.70	$406.26	-$46.44	-10.26%	↓
Approximate Absorption Rate	49.33%	54.37%	5.04%	10.22%	↑
Approximate Months Supply of Inventory	2.03	1.84	-0.19	-9.36%	↓
Listed (Year to Date)	**2025**	**2026**	**Var.**	**Var. %**	**Trend**
Listing Units (Taken)	164	146	-18	-10.98%	↓
Average Original List Price	$727,831.99	$767,585.66	$39,753.67	5.46%	↑
Average Original List $ / SqFt	$441.95	$432.77	-$9.18	-2.08%	↓
Went Pending (Year to Date)	**2025**	**2026**	**Var.**	**Var. %**	**Trend**
Listing Units (Went Pending)	129	110	-19	-14.73%	↓
Average List Price	$710,463.54	$740,427.05	$29,963.51	4.22%	↑
Average List $ / SqFt	$438.24	$433.16	-$5.08	-1.16%	↓
Average Days to Offer	12	22	10	83.33%	↑
Listed & Price Changed (Year to Date)	**2025**	**2026**	**Var.**	**Var. %**	**Trend**
Listing Units (Price Changed)	28	38	10	35.71%	↑
Average Original List Price	$729,099.43	$819,725.92	$90,626.49	12.43%	↑
Average Original List $ / SqFt	$436.81	$415.95	-$20.86	-4.78%	↓
Sold (Year to Date)	**2025**	**2026**	**Var.**	**Var. %**	**Trend**
Closed Units (Sold)	117	94	-23	-19.66%	↓
Average Days on Market	19	36	17	89.47%	↑
Average Days to Offer	12	26	14	116.67%	↑
Average Sale Price	$740,700.97	$739,568.15	-$1,132.82	-0.15%	↓
Average Sale $ / SqFt	$457.38	$449.93	-$7.45	-1.63%	↓
Average List Price	$707,194.83	$726,199.98	$19,005.15	2.69%	↑
Average List $ / SqFt	$436.79	$441.15	$4.36	1%	↑
Average Original List Price	$705,578.58	$736,998.37	$31,419.79	4.45%	↑
Average Original List $ / SqFt	$434.36	$446.80	$12.44	2.86%	↑
Average Sale Price as % of List Price	104.67%	101.96%	-2.71%	-2.59%	↓
Average Sale Price as % of Original List Price	111.73%	100.68%	-11.05%	-9.89%	↓
Sold Units - Short Sale	0	0	0	0%	↔
Sold Units - Lender-Owned	2	0	-2	-100%	↓
12-Month Activity as of September 30	**2025**	**2026**	**Var.**	**Var. %**	**Trend**
Units Listed	199	177	-22	-11.06%	↓
Units Price Changed	34	44	10	29.41%	↑
Units Went Pending	161	146	-15	-9.32%	↓
Units Sold	148	137	-11	-7.43%	↓

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Condominium

Listing Inventory on September 30	2025	2026	Var.	Var. %	Trend
Listing Units	26	22	-4	-15.38%	↓
Average Days on Market	46	73	27	58.70%	↑
Average List Price	$444,519.58	$493,363.09	$48,843.51	10.99%	↑
Average List $ / SqFt	$487.21	$488.85	$1.64	0.34%	↑
Approximate Absorption Rate	32.69%	30.68%	-2.01%	-6.15%	↓
Approximate Months Supply of Inventory	3.06	3.26	0.20	6.54%	↑
Listed (Year to Date)	**2025**	**2026**	**Var.**	**Var. %**	**Trend**
Listing Units (Taken)	107	101	-6	-5.61%	↓
Average Original List Price	$457,551.26	$477,986.51	$20,435.25	4.47%	↑
Average Original List $ / SqFt	$497.07	$486.85	-$10.22	-2.06%	↓
Went Pending (Year to Date)	**2025**	**2026**	**Var.**	**Var. %**	**Trend**
Listing Units (Went Pending)	80	71	-9	-11.25%	↓
Average List Price	$445,425.90	$457,661.10	$12,235.20	2.75%	↑
Average List $ / SqFt	$498.08	$480.59	-$17.49	-3.51%	↓
Average Days to Offer	20	32	12	60%	↑
Listed & Price Changed (Year to Date)	**2025**	**2026**	**Var.**	**Var. %**	**Trend**
Listing Units (Price Changed)	26	27	1	3.85%	↑
Average Original List Price	$449,550.00	$458,892.59	$9,342.59	2.08%	↑
Average Original List $ / SqFt	$500.52	$491.35	-$9.17	-1.83%	↓
Sold (Year to Date)	**2025**	**2026**	**Var.**	**Var. %**	**Trend**
Closed Units (Sold)	82	64	-18	-21.95%	↓
Average Days on Market	30	50	20	66.67%	↑
Average Days to Offer	20	36	16	80%	↑
Average Sale Price	$455,270.61	$448,008.19	-$7,262.42	-1.60%	↓
Average Sale $ / SqFt	$507.84	$474.79	-$33.05	-6.51%	↓
Average List Price	$447,919.00	$444,333.17	-$3,585.83	-0.80%	↓
Average List $ / SqFt	$501.95	$471.84	-$30.11	-6%	↓
Average Original List Price	$452,119.00	$450,572.23	-$1,546.77	-0.34%	↓
Average Original List $ / SqFt	$508.24	$477.60	-$30.64	-6.03%	↓
Average Sale Price as % of List Price	101.46%	100.94%	-0.52%	-0.51%	↓
Average Sale Price as % of Original List Price	100.43%	99.79%	-0.64%	-0.64%	↓
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	132	117	-15	-11.36%	↓
Units Price Changed	30	33	3	10%	↑
Units Went Pending	104	91	-13	-12.50%	↓
Units Sold	102	81	-21	-20.59%	↓

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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	20	29	9	45%	↑
Average Days on Market	42	69	27	64.29%	↑
Average List Price	$1,186,028.65	$1,265,162.03	$79,133.38	6.67%	↑
Average List $ / SqFt	$377.33	$376.51	-$0.82	-0.22%	↓
Approximate Absorption Rate	30.42%	29.02%	-1.40%	-4.60%	↓
Approximate Months Supply of Inventory	3.29	3.45	0.16	4.86%	↑
Listed (Year to Date)	**2025**	**2026**	**Var.**	**Var. %**	**Trend**
Listing Units (Taken)	83	115	32	38.55%	↑
Average Original List Price	$1,096,427.78	$1,191,379.96	$94,952.18	8.66%	↑
Average Original List $ / SqFt	$389.11	$396.68	$7.57	1.95%	↑
Went Pending (Year to Date)	**2025**	**2026**	**Var.**	**Var. %**	**Trend**
Listing Units (Went Pending)	55	78	23	41.82%	↑
Average List Price	$1,004,517.58	$995,474.42	-$9,043.16	-0.90%	↓
Average List $ / SqFt	$383.62	$358.36	-$25.26	-6.58%	↓
Average Days to Offer	21	24	3	14.29%	↑
Listed & Price Changed (Year to Date)	**2025**	**2026**	**Var.**	**Var. %**	**Trend**
Listing Units (Price Changed)	18	39	21	116.67%	↑
Average Original List Price	$1,179,293.17	$1,534,007.62	$354,714.45	30.08%	↑
Average Original List $ / SqFt	$398.44	$456.69	$58.25	14.62%	↑
Sold (Year to Date)	**2025**	**2026**	**Var.**	**Var. %**	**Trend**
Closed Units (Sold)	48	68	20	41.67%	↑
Average Days on Market	32	33	1	3.13%	↑
Average Days to Offer	23	23	0	0%	↔
Average Sale Price	$977,222.15	$1,006,962.94	$29,740.79	3.04%	↑
Average Sale $ / SqFt	$394.82	$366.81	-$28.01	-7.09%	↓
Average List Price	$974,411.81	$999,444.03	$25,032.22	2.57%	↑
Average List $ / SqFt	$393.96	$364.96	-$29.00	-7.36%	↓
Average Original List Price	$985,078.50	$1,011,545.47	$26,466.97	2.69%	↑
Average Original List $ / SqFt	$398.20	$369.11	-$29.09	-7.31%	↓
Average Sale Price as % of List Price	100.44%	100.77%	0.33%	0.33%	↑
Average Sale Price as % of Original List Price	99.49%	99.82%	0.33%	0.33%	↑
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	109	141	32	29.36%	↑
Units Price Changed	21	42	21	100%	↑
Units Went Pending	82	113	31	37.80%	↑
Units Sold	73	101	28	38.36%	↑

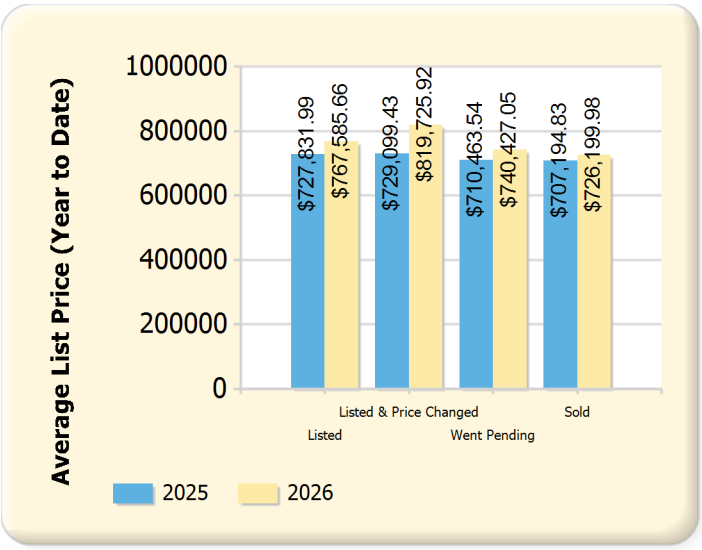
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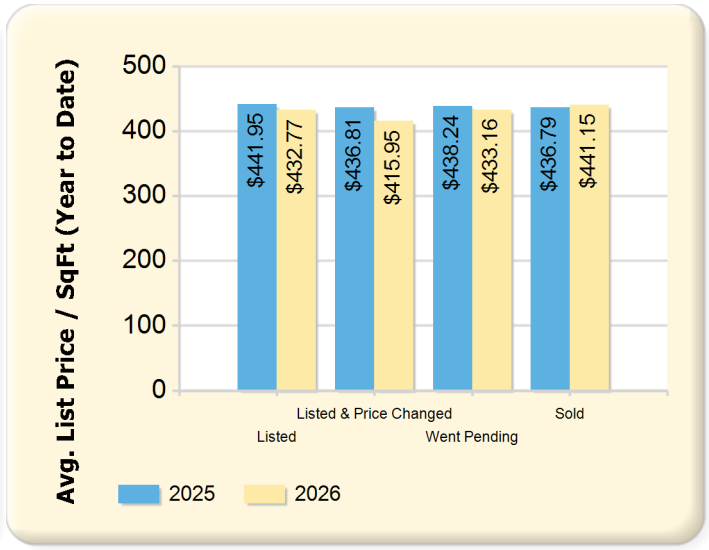
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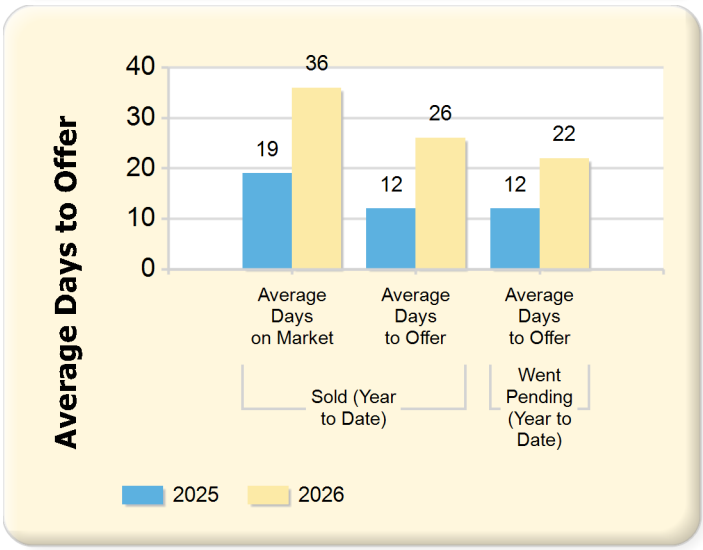
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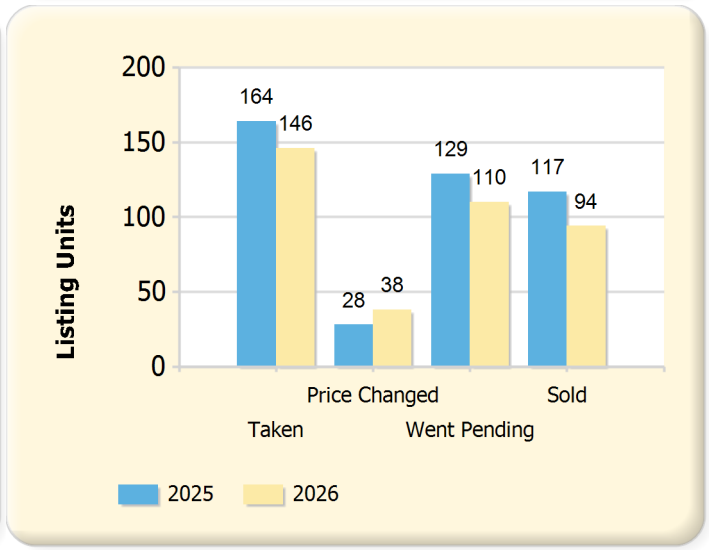
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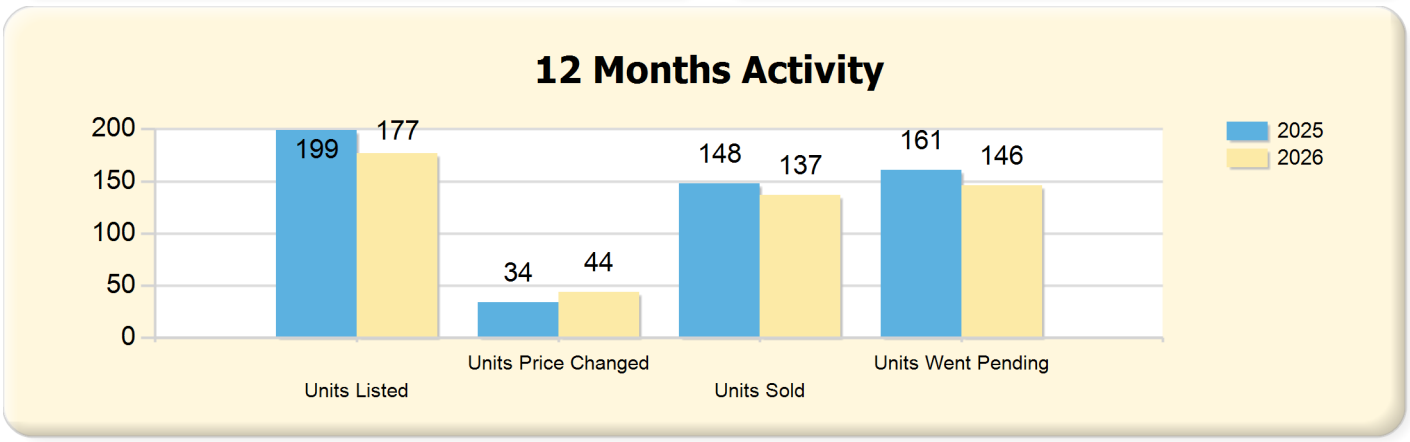
Single Family











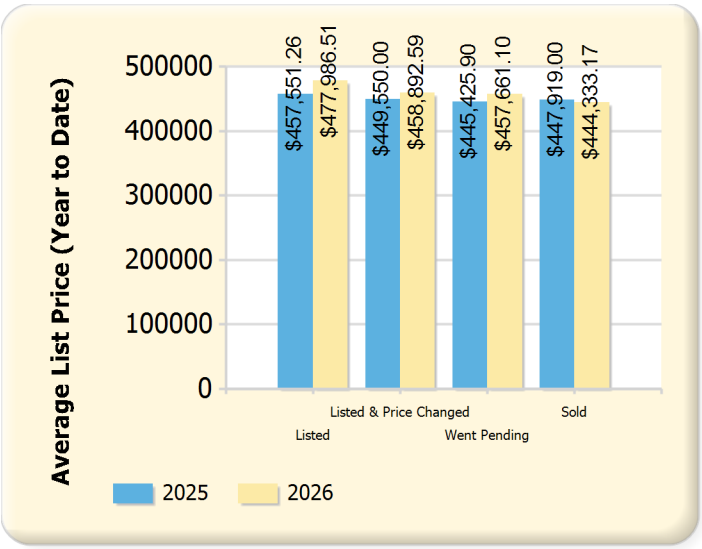
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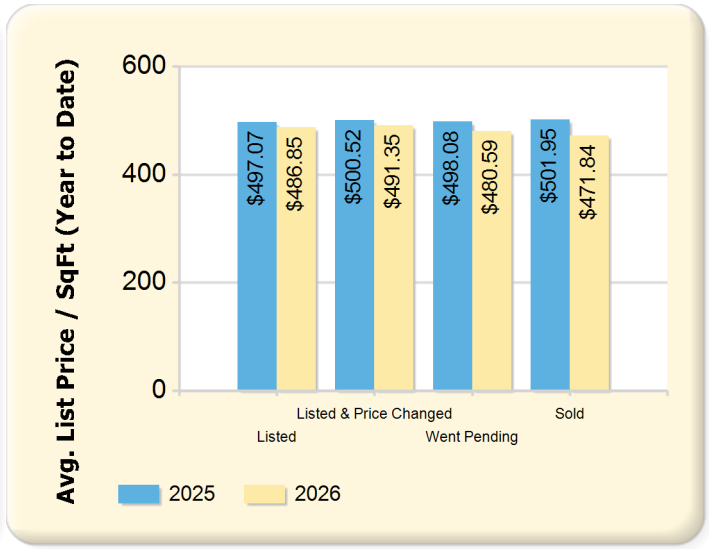
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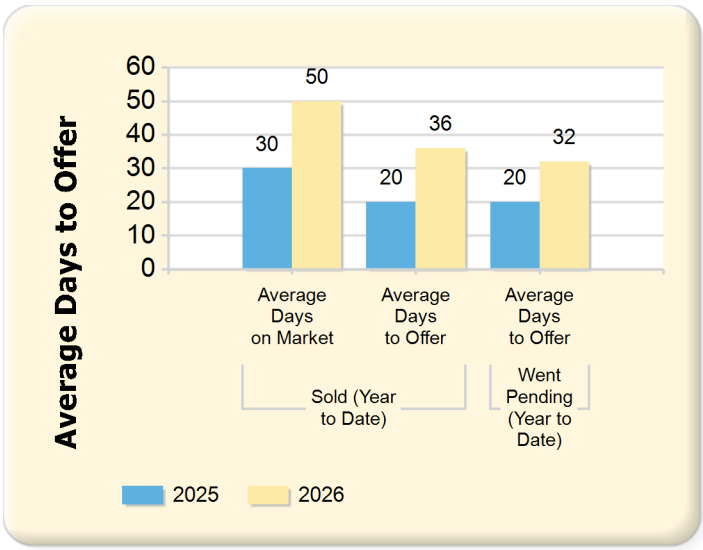
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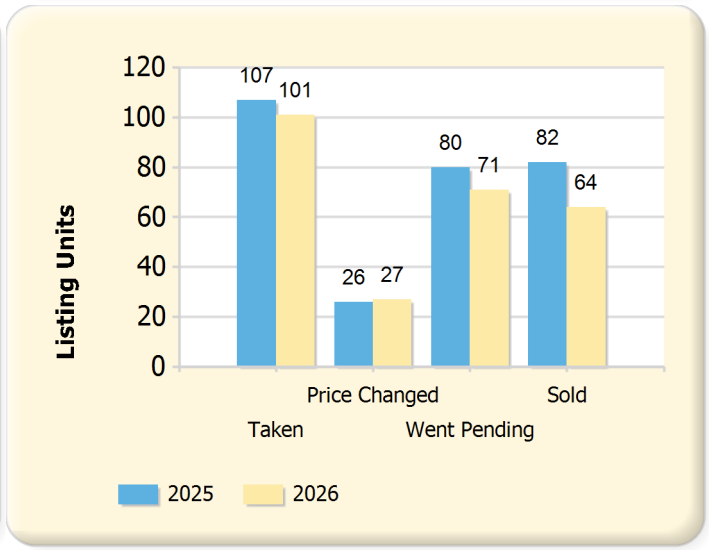
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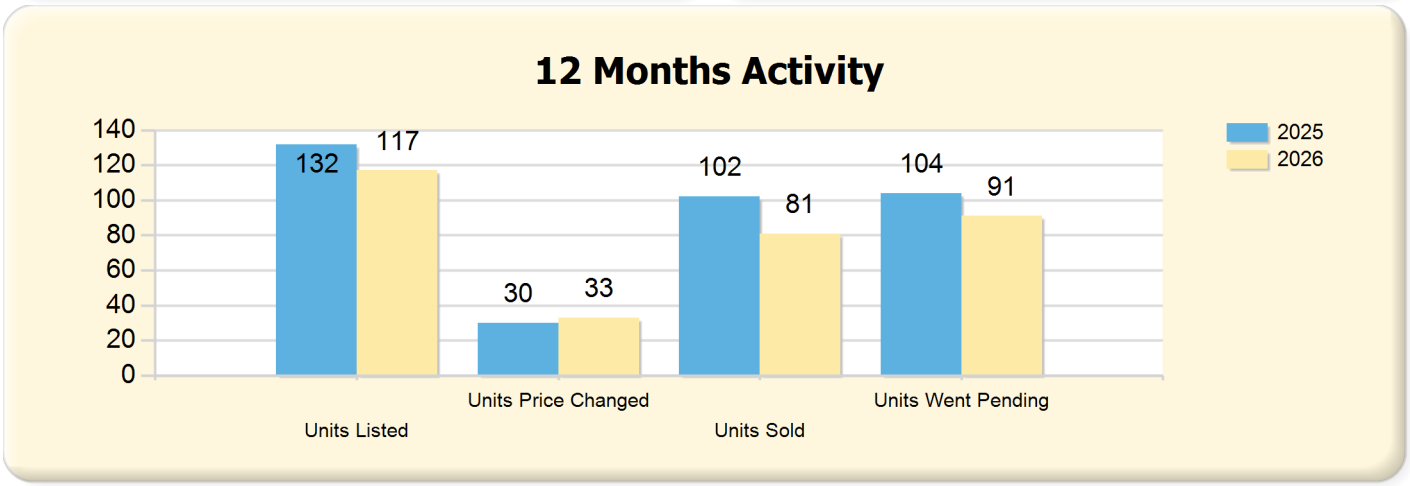
Condominium











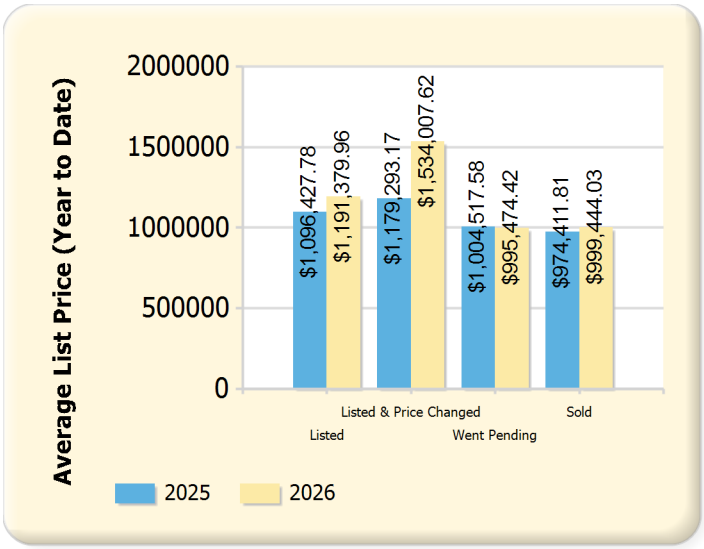
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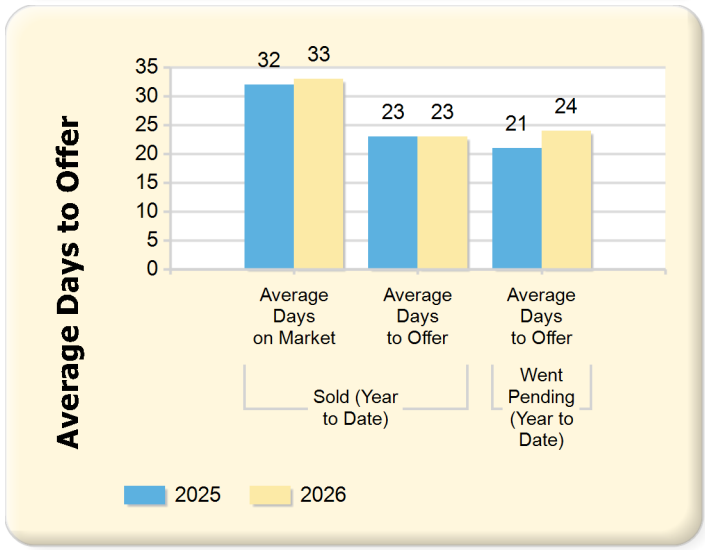
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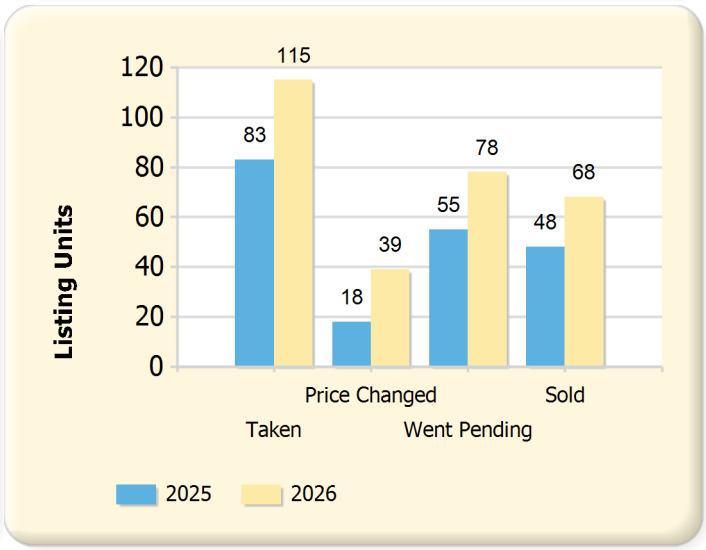
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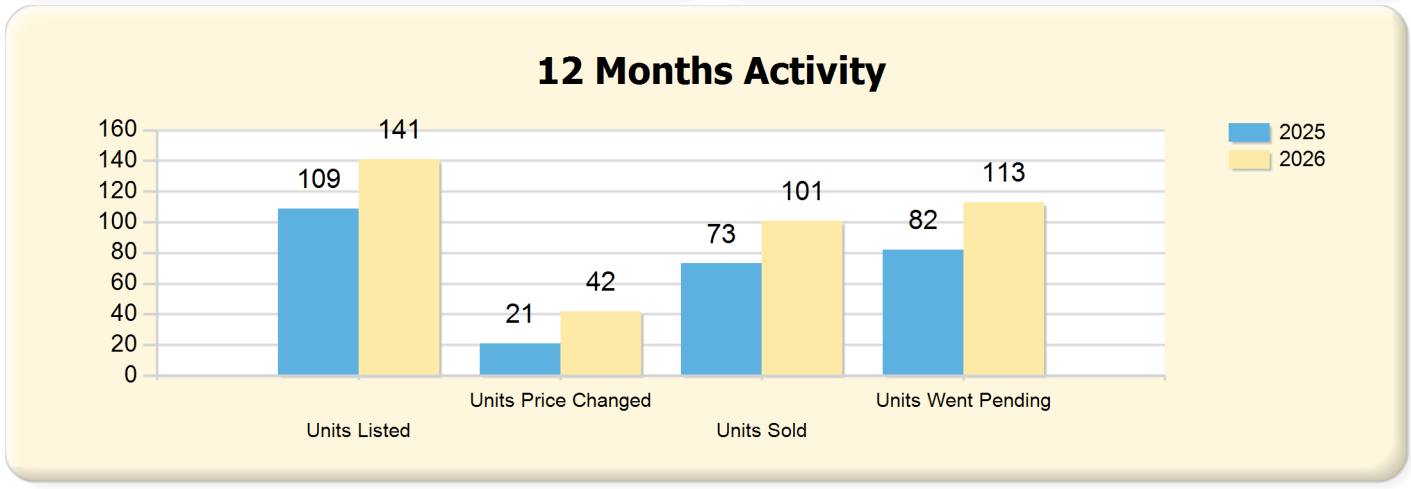
Multi Family











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