

Zip Code 02188, MA Area Market Review

2025 vs. 2024 As of December 23, 2025

Prepared by Gregory Anderson on Tuesday, December 23, 2025

Condominium

Listing Inventory on December 23	2024	2025	Var.	Var. %	Trend
Listing Units	5	3	-2	-40%	↓
Average Days on Market	61	79	18	29.51%	↑
Average List Price	\$463,380.00	\$739,999.67	\$276,619.67	59.70%	↑
Average List \$ / SqFt	\$478.08	\$357.46	-\$120.62	-25.23%	↓
Approximate Absorption Rate	30.00%	102.78%	72.78%	242.60%	↑
Approximate Months Supply of Inventory	3.33	0.97	-2.36	-70.87%	↓
Listed (Year to Date)	2024	2025	Var.	Var. %	Trend
Listing Units (Taken)	40	43	3	7.50%	↑
Average Original List Price	\$432,042.50	\$486,744.12	\$54,701.62	12.66%	↑
Average Original List \$ / SqFt	\$457.41	\$379.66	-\$77.75	-17%	↓
Went Pending (Year to Date)	2024	2025	Var.	Var. %	Trend
Listing Units (Went Pending)	30	31	1	3.33%	↑
Average List Price	\$403,396.67	\$442,845.13	\$39,448.46	9.78%	↑
Average List \$ / SqFt	\$431.28	\$382.71	-\$48.57	-11.26%	↓
Average Days to Offer	34	33	-1	-2.94%	↓
Listed & Price Changed (Year to Date)	2024	2025	Var.	Var. %	Trend
Listing Units (Price Changed)	6	13	7	116.67%	↑
Average Original List Price	\$303,816.67	\$380,123.08	\$76,306.41	25.12%	↑
Average Original List \$ / SqFt	\$365.57	\$353.96	-\$11.61	-3.18%	↓
Sold (Year to Date)	2024	2025	Var.	Var. %	Trend
Closed Units (Sold)	18	36	18	100%	↑
Average Days on Market	59	46	-13	-22.03%	↓
Average Days to Offer	26	32	6	23.08%	↑
Average Sale Price	\$326,416.67	\$473,658.33	\$147,241.66	45.11%	↑
Average Sale \$ / SqFt	\$353.93	\$436.46	\$82.53	23.32%	↑
Average List Price	\$324,605.56	\$476,661.08	\$152,055.52	46.84%	↑
Average List \$ / SqFt	\$352.15	\$438.75	\$86.60	24.59%	↑
Average Original List Price	\$336,050.00	\$479,355.53	\$143,305.53	42.64%	↑
Average Original List \$ / SqFt	\$362.23	\$442.75	\$80.52	22.23%	↑
Average Sale Price as % of List Price	100.08%	99.18%	-0.90%	-0.90%	↓
Average Sale Price as % of Original List Price	97.54%	98.13%	0.59%	0.60%	↑
Sold Units - Short Sale	0	0	0	0%	↔
Sold Units - Lender-Owned	0	0	0	0%	↔
12-Month Activity as of December 23	2024	2025	Var.	Var. %	Trend
Units Listed	41	43	2	4.88%	↑
Units Price Changed	7	13	6	85.71%	↑
Units Went Pending	31	31	0	0%	↔
Units Sold	18	37	19	105.56%	↑

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