

Leather District, MA Area Market Review

2022 - 2026 As of April 16, 2026

Prepared by Joe Wolvek on Thursday, April 16, 2026

Condominium

Listing Inventory on April 16	2022	2023	2024	2025	2026
Listing Units	2	5	8	10	5
Average Days on Market	13	124	76	75	18
Average List Price	\$759,000.00	\$973,580.00	\$1,332,625.00	\$1,173,000.00	\$1,179,580.00
Average List \$ / SqFt	\$914.35	\$809.86	\$735.35	\$767.47	\$764.08
Approximate Absorption Rate	70.83%	20.00%	11.46%	11.67%	20.00%
Approximate Months Supply of Inventory	1.41	5.00	8.73	8.57	5.00
Listed (Year to Date)	2022	2023	2024	2025	2026
Listing Units (Taken)	8	8	8	11	5
Average Original List Price	\$1,051,374.88	\$984,487.50	\$1,095,125.00	\$1,144,000.00	\$1,179,580.00
Average Original List \$ / SqFt	\$724.54	\$792.03	\$760.04	\$771.44	\$764.08
Went Pending (Year to Date)	2022	2023	2024	2025	2026
Listing Units (Went Pending)	6	4	6	3	2
Average List Price	\$1,142,999.83	\$1,179,500.00	\$978,500.00	\$1,386,333.33	\$1,055,000.00
Average List \$ / SqFt	\$668.91	\$701.56	\$708.56	\$788.16	\$801.78
Average Days to Offer	43	12	115	61	186
Listed & Price Changed (Year to Date)	2022	2023	2024	2025	2026
Listing Units (Price Changed)	0	1	1	3	0
Average Original List Price	\$0.00	\$1,399,000.00	\$1,249,000.00	\$785,666.67	\$0.00
Average Original List \$ / SqFt	\$0.00	\$927.72	\$848.51	\$811.32	\$0.00
Sold (Year to Date)	2022	2023	2024	2025	2026
Closed Units (Sold)	4	2	1	3	1
Average Days on Market	74	20	119	68	108
Average Days to Offer	57	7	101	61	108
Average Sale Price	\$1,148,750.00	\$1,002,500.00	\$905,000.00	\$1,311,666.67	\$900,000.00
Average Sale \$ / SqFt	\$577.81	\$710.80	\$537.73	\$757.96	\$529.41
Average List Price	\$1,208,250.00	\$984,000.00	\$999,000.00	\$1,386,333.33	\$1,280,000.00
Average List \$ / SqFt	\$601.91	\$698.59	\$593.58	\$788.16	\$752.94
Average Original List Price	\$1,208,250.00	\$984,000.00	\$999,000.00	\$1,419,666.67	\$1,280,000.00
Average Original List \$ / SqFt	\$601.91	\$698.59	\$593.58	\$800.77	\$752.94
Average Sale Price as % of List Price	95.68%	101.50%	90.59%	96.37%	70.31%
Average Sale Price as % of Original List Price	95.68%	101.50%	90.59%	95.05%	70.31%
Sold Units - Short Sale	0	0	0	0	0
Sold Units - Lender-Owned	0	0	0	0	0
12-Month Activity as of April 16	2022	2023	2024	2025	2026
Units Listed	25	29	22	26	28
Units Price Changed	7	5	6	5	6
Units Went Pending	17	12	15	11	16
Units Sold	17	12	11	14	12

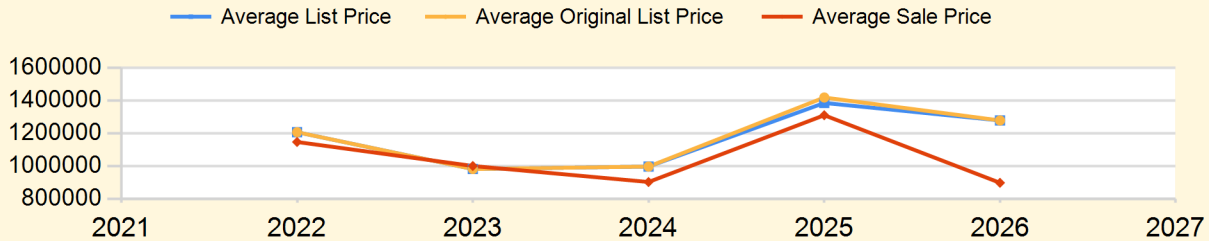
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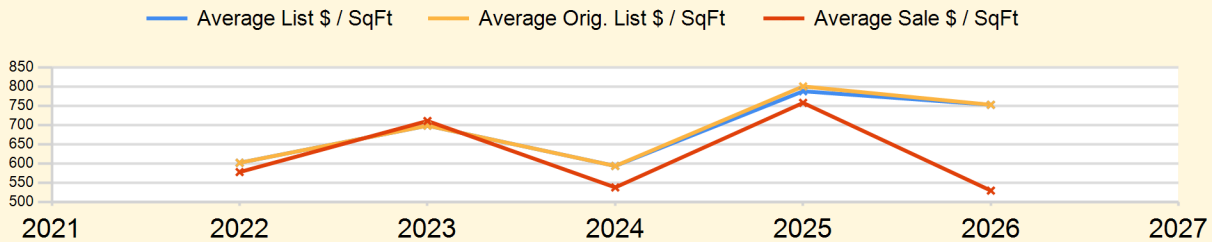
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Average Price (Sold Inventory - Year to Date)



Solds / Year	2022	2023	2024	2025	2026
List Price	\$1,208,250.00	\$984,000.00	\$999,000.00	\$1,386,333.33	\$1,280,000.00
Original List Price	\$1,208,250.00	\$984,000.00	\$999,000.00	\$1,419,666.67	\$1,280,000.00
Sale Price	\$1,148,750.00	\$1,002,500.00	\$905,000.00	\$1,311,666.67	\$900,000.00

Average Price / SqFt (Sold Inventory - Year to Date)



Solds / Year	2022	2023	2024	2025	2026
List \$ / SqFt	\$601.91	\$698.59	\$593.58	\$788.16	\$752.94
Orig. List \$ / SqFt	\$601.91	\$698.59	\$593.58	\$800.77	\$752.94
Sale \$ / SqFt	\$577.81	\$710.80	\$537.73	\$757.96	\$529.41

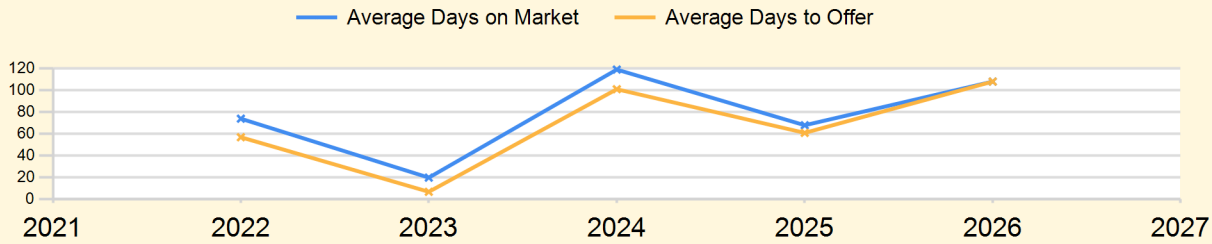
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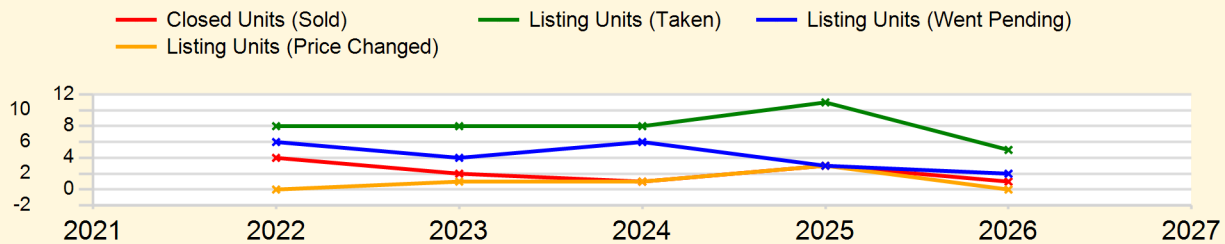
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Average Days to Offer (Sold Inventory - Year to Date)



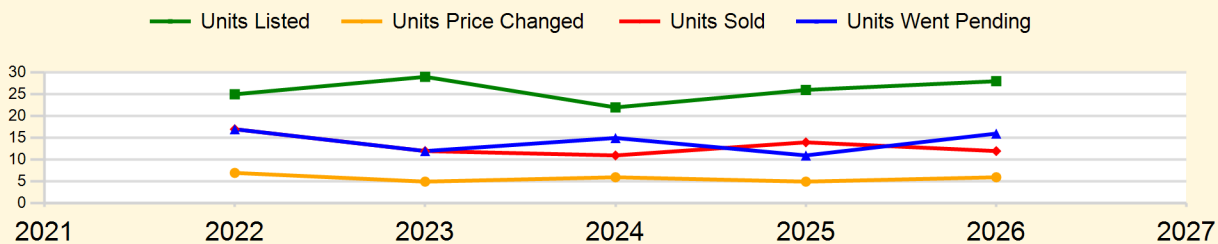
Solds / Year	2022	2023	2024	2025	2026
Days on Market	74	20	119	68	108
Days to Offer	57	7	101	61	108

Listing Units (Year to Date)



Category / Year	2022	2023	2024	2025	2026
Units Sold	4	2	1	3	1
Units Price Changed	0	1	1	3	0
Units Taken	8	8	8	11	5
Units Went Pending	6	4	6	3	2

12 Months Activity



Category / Year	2022	2023	2024	2025	2026
Units Listed	25	29	22	26	28
Units Price Changed	7	5	6	5	6
Units Sold	17	12	11	14	12
Units Went Pending	17	12	15	11	16