

# North End, MA Area Market Review

2022 - 2026 As of April 16, 2026

Prepared by Joe Wolvek on Thursday, April 16, 2026

## Condominium

<b>Listing Inventory on April 16</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>
Listing Units	13	8	11	18	20
Average Days on Market	40	82	51	42	125
Average List Price	\$1,009,069.23	\$1,138,862.50	\$1,312,090.82	\$1,015,105.56	\$1,220,300.00
Average List \$ / SqFt	\$982.26	\$962.45	\$1,064.84	\$1,037.58	\$1,092.12
Approximate Absorption Rate	51.92%	77.08%	46.21%	25.46%	28.33%
Approximate Months Supply of Inventory	1.93	1.30	2.16	3.93	3.53
<b>Listed (Year to Date)</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>
Listing Units (Taken)	30	21	35	38	31
Average Original List Price	\$870,926.67	\$974,523.76	\$933,120.94	\$1,050,810.53	\$1,102,612.87
Average Original List \$ / SqFt	\$1,002.14	\$990.02	\$1,077.18	\$1,048.89	\$1,069.99
<b>Went Pending (Year to Date)</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>
Listing Units (Went Pending)	25	15	28	22	13
Average List Price	\$703,428.00	\$740,800.00	\$765,708.32	\$884,309.09	\$890,000.00
Average List \$ / SqFt	\$917.40	\$1,016.85	\$1,037.85	\$1,018.77	\$1,007.76
Average Days to Offer	46	35	23	63	45
<b>Listed &amp; Price Changed (Year to Date)</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>
Listing Units (Price Changed)	4	5	9	6	8
Average Original List Price	\$584,500.00	\$1,494,399.80	\$939,577.78	\$1,003,666.67	\$1,449,749.88
Average Original List \$ / SqFt	\$900.48	\$913.32	\$1,108.24	\$940.44	\$1,111.04
<b>Sold (Year to Date)</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>
Closed Units (Sold)	11	14	26	11	8
Average Days on Market	89	42	60	80	77
Average Days to Offer	58	28	20	63	72
Average Sale Price	\$589,272.73	\$719,953.21	\$838,019.23	\$913,045.45	\$837,062.38
Average Sale \$ / SqFt	\$845.36	\$913.33	\$999.55	\$971.48	\$879.72
Average List Price	\$605,072.73	\$729,631.79	\$846,588.38	\$942,263.64	\$874,374.88
Average List \$ / SqFt	\$867.04	\$924.86	\$1,008.86	\$1,000.13	\$916.71
Average Original List Price	\$617,900.00	\$731,488.93	\$853,973.00	\$1,004,536.36	\$901,249.88
Average Original List \$ / SqFt	\$883.90	\$927.61	\$1,016.47	\$1,036.66	\$946.06
Average Sale Price as % of List Price	97.40%	98.73%	99.13%	97.16%	96.12%
Average Sale Price as % of Original List Price	95.35%	98.47%	98.33%	93.84%	93.14%
Sold Units - Short Sale	0	0	0	0	0
Sold Units - Lender-Owned	0	0	0	0	0
<b>12-Month Activity as of April 16</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>
Units Listed	96	90	116	109	106
Units Price Changed	27	21	31	37	47
Units Went Pending	78	72	74	65	65
Units Sold	81	74	61	55	68

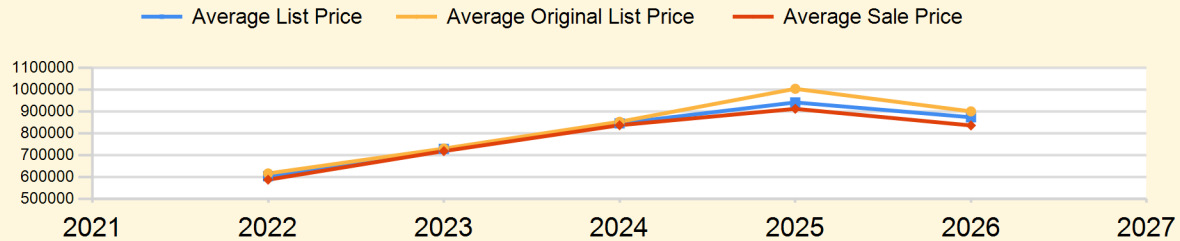
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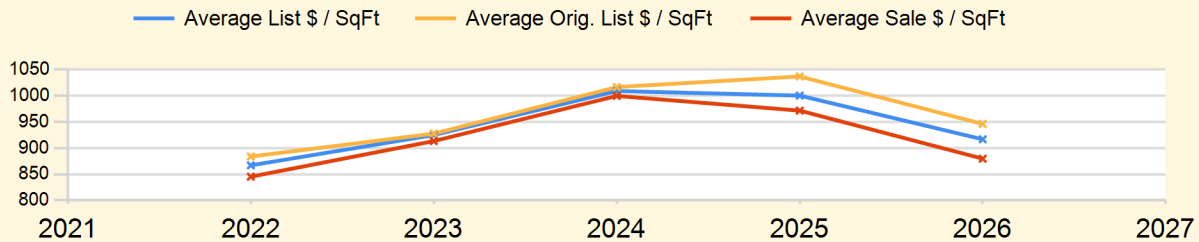
## Condominium

### Average Price (Sold Inventory - Year to Date)



Solds / Year	2022	2023	2024	2025	2026
List Price	\$605,072.73	\$729,631.79	\$846,588.38	\$942,263.64	\$874,374.88
Original List Price	\$617,900.00	\$731,488.93	\$853,973.00	\$1,004,536.36	\$901,249.88
Sale Price	\$589,272.73	\$719,953.21	\$838,019.23	\$913,045.45	\$837,062.38

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



Solds / Year	2022	2023	2024	2025	2026
List \$ / SqFt	\$867.04	\$924.86	\$1,008.86	\$1,000.13	\$916.71
Orig. List \$ / SqFt	\$883.90	\$927.61	\$1,016.47	\$1,036.66	\$946.06
Sale \$ / SqFt	\$845.36	\$913.33	\$999.55	\$971.48	\$879.72

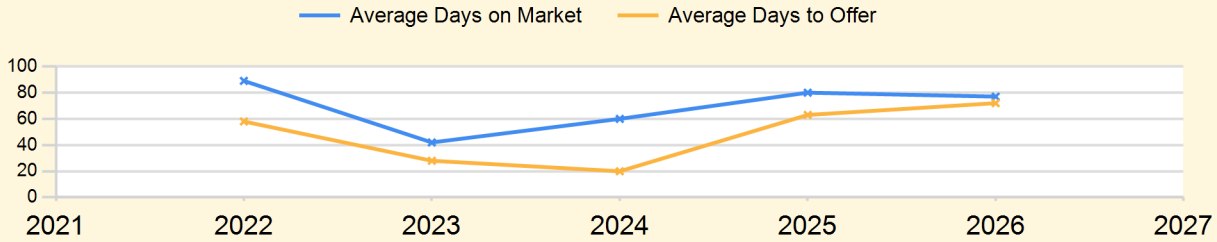
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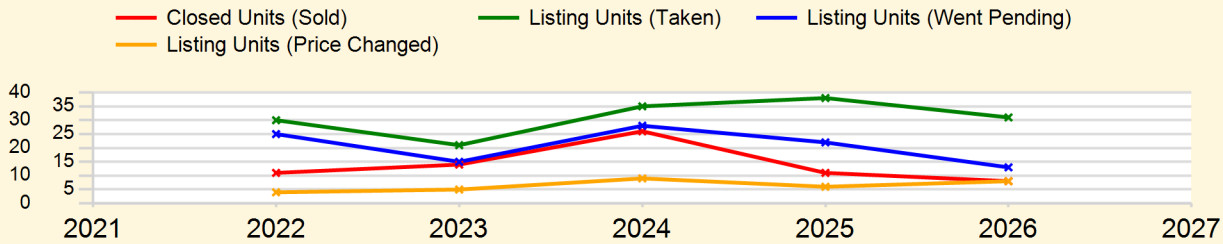
## Condominium

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



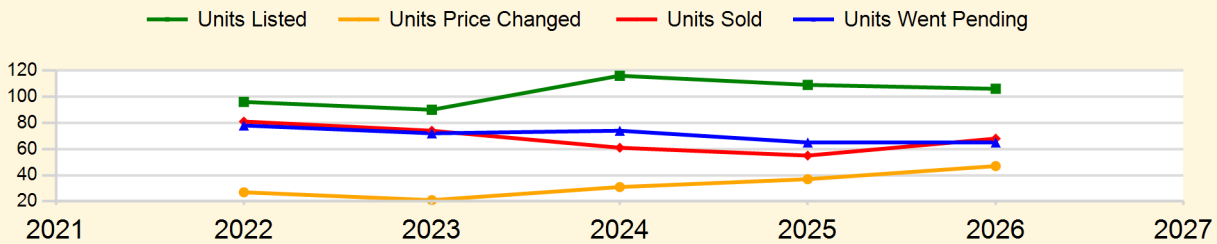
Solds / Year	2022	2023	2024	2025	2026
Days on Market	89	42	60	80	77
Days to Offer	58	28	20	63	72

### Listing Units (Year to Date)



Category / Year	2022	2023	2024	2025	2026
Units Sold	11	14	26	11	8
Units Price Changed	4	5	9	6	8
Units Taken	30	21	35	38	31
Units Went Pending	25	15	28	22	13

### 12 Months Activity



Category / Year	2022	2023	2024	2025	2026
Units Listed	96	90	116	109	106
Units Price Changed	27	21	31	37	47
Units Sold	81	74	61	55	68
Units Went Pending	78	72	74	65	65