

Waterfront, 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	40	41	50	51	58
Average Days on Market	103	93	107	95	93
Average List Price	\$2,650,572.50	\$2,463,899.88	\$2,267,697.88	\$2,061,164.61	\$1,969,393.02
Average List \$ / SqFt	\$1,255.09	\$1,383.96	\$1,302.76	\$1,273.81	\$1,249.05
Approximate Absorption Rate	31.04%	22.76%	14.67%	16.99%	12.64%
Approximate Months Supply of Inventory	3.22	4.39	6.82	5.88	7.91
Listed (Year to Date)	2022	2023	2024	2025	2026
Listing Units (Taken)	64	65	56	70	70
Average Original List Price	\$2,063,275.00	\$2,171,527.69	\$1,878,148.11	\$1,951,591.43	\$1,833,324.14
Average Original List \$ / SqFt	\$1,230.38	\$1,333.53	\$1,231.57	\$1,278.70	\$1,244.26
Went Pending (Year to Date)	2022	2023	2024	2025	2026
Listing Units (Went Pending)	42	36	23	32	33
Average List Price	\$1,885,826.19	\$1,725,455.53	\$1,832,034.78	\$1,812,156.25	\$1,465,633.33
Average List \$ / SqFt	\$1,165.61	\$1,205.84	\$1,187.40	\$1,278.99	\$1,122.20
Average Days to Offer	61	50	52	37	77
Listed & Price Changed (Year to Date)	2022	2023	2024	2025	2026
Listing Units (Price Changed)	6	6	13	12	7
Average Original List Price	\$2,076,666.67	\$2,471,666.67	\$1,512,500.00	\$1,737,333.33	\$1,684,000.00
Average Original List \$ / SqFt	\$1,268.06	\$1,306.47	\$1,148.18	\$1,128.66	\$1,204.58
Sold (Year to Date)	2022	2023	2024	2025	2026
Closed Units (Sold)	33	18	13	26	23
Average Days on Market	84	70	99	76	117
Average Days to Offer	70	62	90	63	102
Average Sale Price	\$1,167,593.94	\$1,732,666.67	\$2,215,338.46	\$1,760,500.00	\$1,519,630.43
Average Sale \$ / SqFt	\$1,025.32	\$1,287.84	\$1,224.51	\$1,237.62	\$1,091.06
Average List Price	\$1,193,936.36	\$1,772,833.28	\$2,271,676.92	\$1,815,499.96	\$1,566,782.61
Average List \$ / SqFt	\$1,043.50	\$1,320.05	\$1,266.94	\$1,278.18	\$1,123.22
Average Original List Price	\$1,225,360.61	\$1,798,549.94	\$2,345,146.15	\$1,846,500.00	\$1,627,695.65
Average Original List \$ / SqFt	\$1,071.39	\$1,339.47	\$1,317.04	\$1,302.42	\$1,161.18
Average Sale Price as % of List Price	98.25%	97.30%	96.14%	96.92%	96.87%
Average Sale Price as % of Original List Price	95.86%	95.64%	92.33%	94.70%	94.05%
Sold Units - Short Sale	0	0	0	0	0
Sold Units - Lender-Owned	0	1	0	0	0
12-Month Activity as of April 16	2022	2023	2024	2025	2026
Units Listed	202	180	159	199	193
Units Price Changed	52	54	45	58	43
Units Went Pending	147	122	91	109	94
Units Sold	149	112	88	104	88

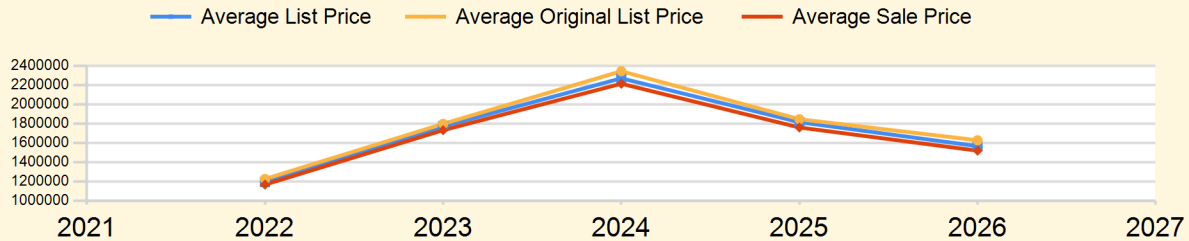
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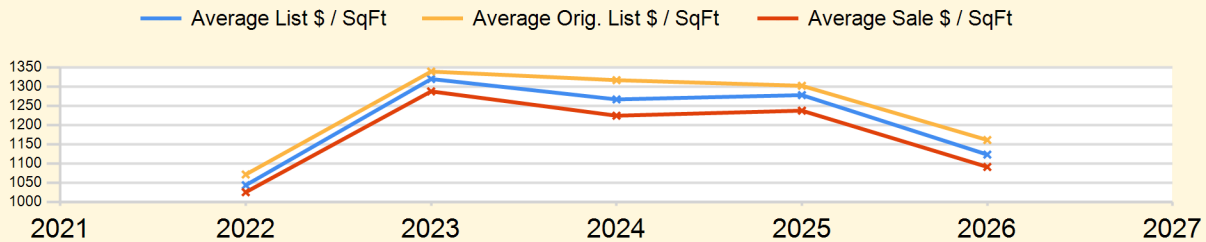
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Average Price (Sold Inventory - Year to Date)



Solds / Year	2022	2023	2024	2025	2026
List Price	\$1,193,936.36	\$1,772,833.28	\$2,271,676.92	\$1,815,499.96	\$1,566,782.61
Original List Price	\$1,225,360.61	\$1,798,549.94	\$2,345,146.15	\$1,846,500.00	\$1,627,695.65
Sale Price	\$1,167,593.94	\$1,732,666.67	\$2,215,338.46	\$1,760,500.00	\$1,519,630.43

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



Solds / Year	2022	2023	2024	2025	2026
List \$ / SqFt	\$1,043.50	\$1,320.05	\$1,266.94	\$1,278.18	\$1,123.22
Orig. List \$ / SqFt	\$1,071.39	\$1,339.47	\$1,317.04	\$1,302.42	\$1,161.18
Sale \$ / SqFt	\$1,025.32	\$1,287.84	\$1,224.51	\$1,237.62	\$1,091.06

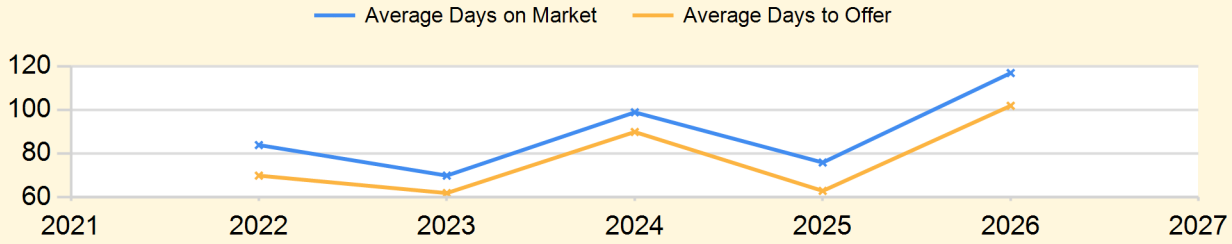
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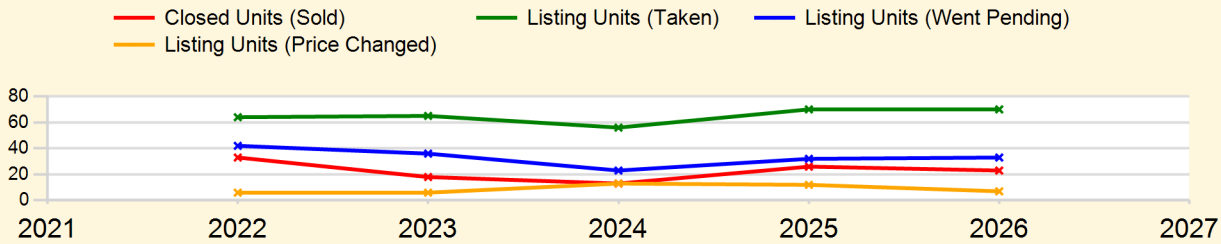
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Average Days to Offer (Sold Inventory - Year to Date)



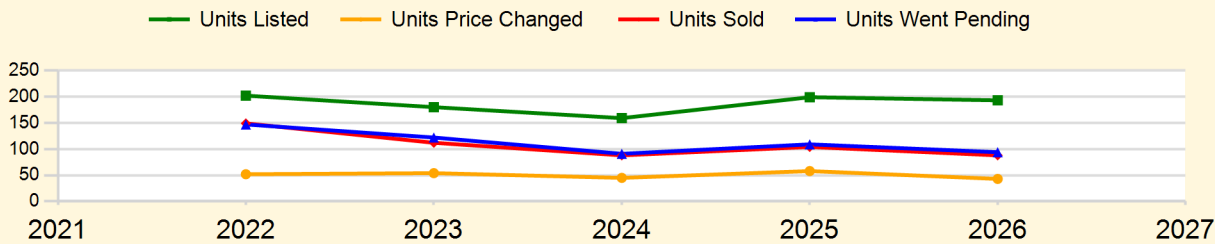
Solds / Year	2022	2023	2024	2025	2026
Days on Market	84	70	99	76	117
Days to Offer	70	62	90	63	102

Listing Units (Year to Date)



Category / Year	2022	2023	2024	2025	2026
Units Sold	33	18	13	26	23
Units Price Changed	6	6	13	12	7
Units Taken	64	65	56	70	70
Units Went Pending	42	36	23	32	33

12 Months Activity



Category / Year	2022	2023	2024	2025	2026
Units Listed	202	180	159	199	193
Units Price Changed	52	54	45	58	43
Units Sold	149	112	88	104	88
Units Went Pending	147	122	91	109	94