A large, multi-masted sailing ship is silhouetted against a sunset sky. The ship's complex rigging of ropes and masts is prominent. In the foreground, a large, dark pine tree is silhouetted, partially obscuring the ship. A small, glowing lantern is visible on the ship's deck. The overall scene is atmospheric and historical.

PERSON + PERSON  
**ANNUAL REPORT**  
**2025**

**WILLIAM RAVEIS**  
REAL ESTATE

**12 FEDERAL STREET NEWBURYPORT, MA 01950**

# A LOOK BACK AT 2025



The Massachusetts housing market in 2025 continued to be defined by one major theme: extremely limited inventory. While buyer demand remained strong throughout the year, the number of homes available for sale stayed historically low, creating continued competition for new listings across much of the state.

In Essex County and across the North Shore, the supply of homes never fully recovered from the sharp inventory decline that began in 2020. Many homeowners continued to hold historically low mortgage rates, which discouraged moves and kept resale inventory constrained. As a result, new listings frequently received offers quickly, and well-priced homes often attracted multiple buyers. These broader market forces played out locally, highlighting key sales data and housing developments across the communities we serve.

Despite higher mortgage rates compared to the pandemic-era lows, pricing remained resilient. Median sale prices across Massachusetts reached new highs in many communities, supported by strong demand and limited housing supply. In Essex County, the market continued to favor sellers for much of the year, particularly for move-in ready homes and properties priced below the luxury tier.

The following report breaks down how this report delves into the nuanced trends, successes, and struggles that defined the 2024 real estate market. We aim to provide insights into how these factors shaped the market's trajectory and what they might mean for the road ahead. Despite the obstacles, 2024 underscored the resilience and adaptability of all stakeholders in this ever-evolving industry.

*Dafones & Rachel*

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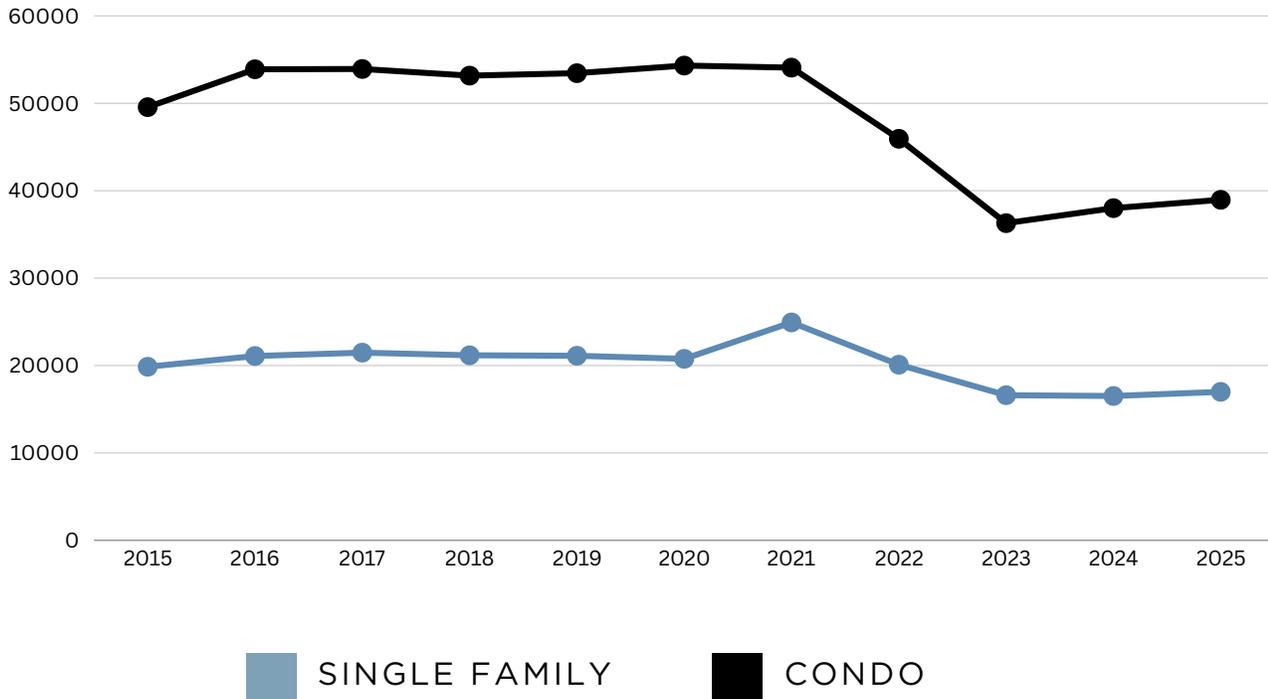


<b>04</b>	<b>Massachusetts</b>	<b>24</b>	<b>Rowley</b>
<b>08</b>	<b>Essex County</b>	<b>27</b>	<b>Salisbury</b>
<b>13</b>	<b>Newburyport</b>	<b>30</b>	<b>Groveland</b>
<b>16</b>	<b>Amesbury</b>	<b>33</b>	<b>Merrimac</b>
<b>19</b>	<b>Newbury</b>	<b>35</b>	<b>Georgetown</b>
<b>22</b>	<b>West Newbury</b>	<b>38</b>	<b>Haverhill</b>

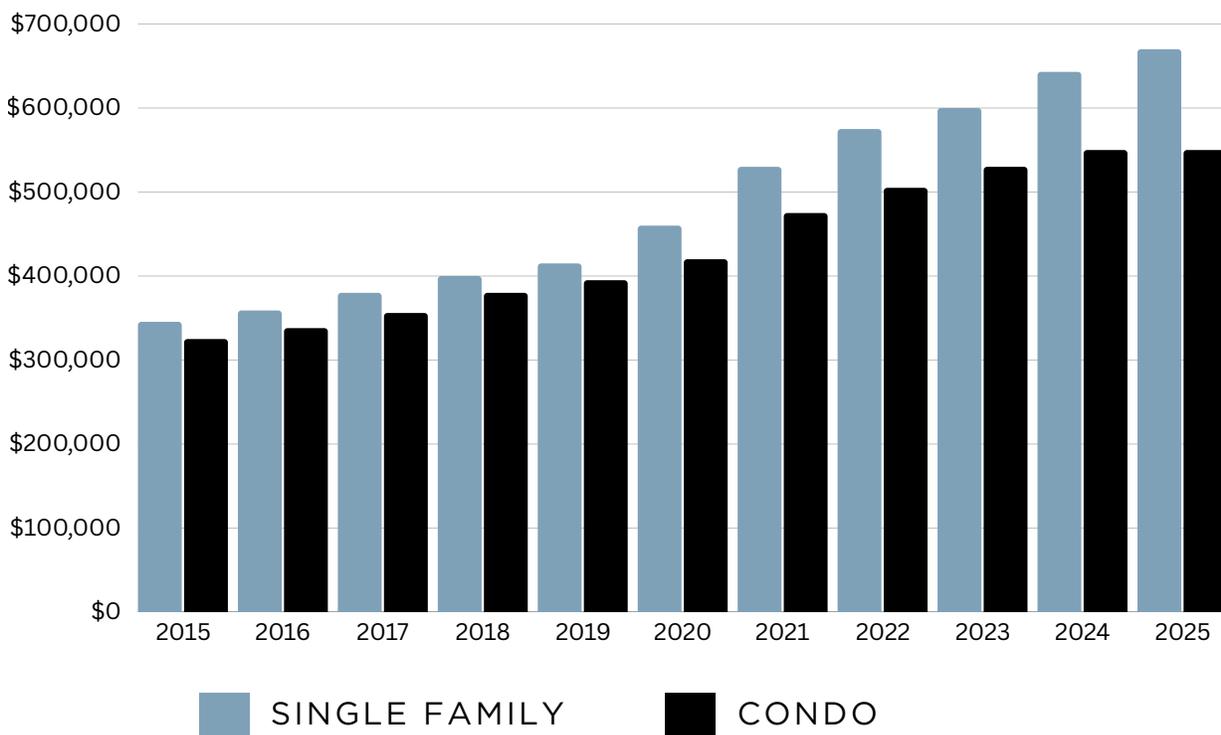
# MASSACHUSETTS

PERSON + PERSON GROUP 3

## NUMBER OF HOMES SOLD PER YEAR



## MEDIAN SALE PRICE OVER THE LAST 10 YEARS



# MASSACHUSETTS

## SINGLE FAMILY

**\$670,000**



**MEDIAN SALE PRICE**

### LEAST EXPENSIVE

NORTH ADAMS

\$228,000 MEDIAN SALE

### MOST EXPENSIVE

CHILMARK (MV)

\$9,725,000 MEDIAN SALE

## CONDO

**\$550,000**

**MEDIAN SALE PRICE**

### LEAST EXPENSIVE

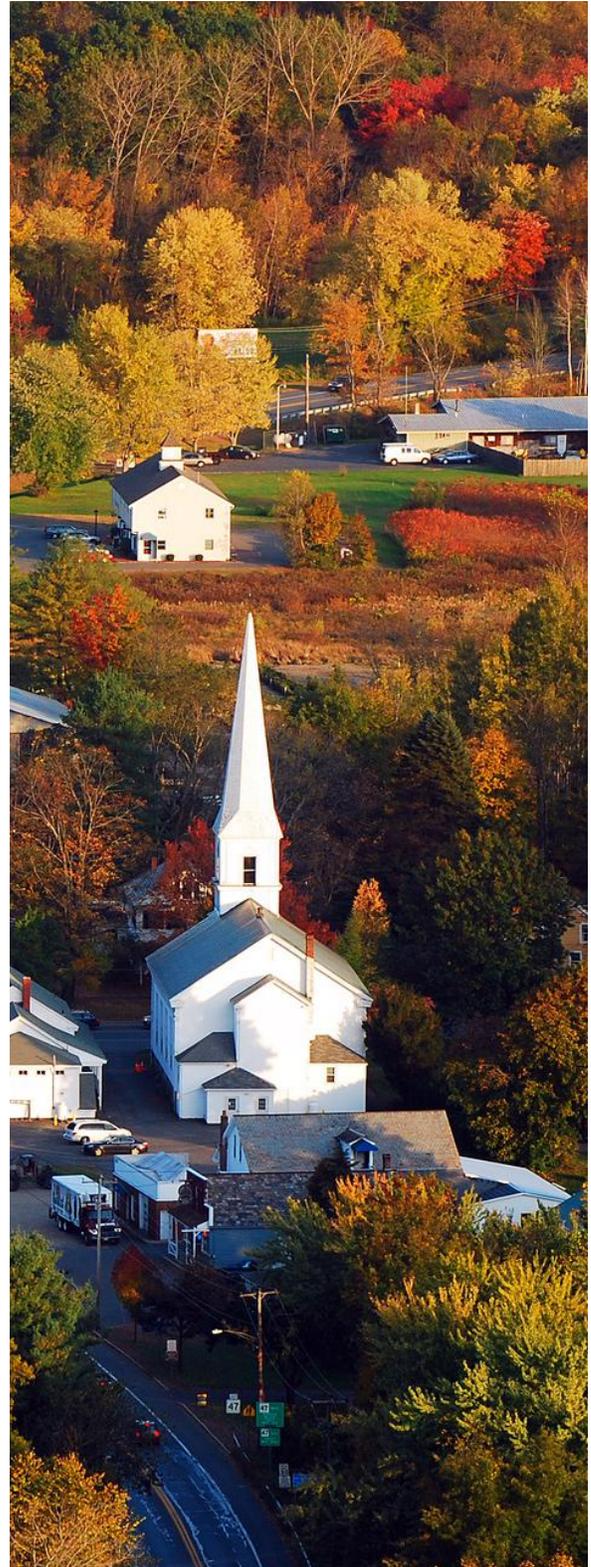
WARE

\$92,500 MEDIAN SALE

### MOST EXPENSIVE

WELLESLEY

\$1,445,000 MEDIAN SALE



# MASSACHUSETTS

PERSON + PERSON GROUP 5

## WHAT THE MEDIAN SALE PRICE GOT YOU

### SINGLE FAMILY

#### 4 RENDALL PL MELROSE

LIST PRICE: \$639,900  
SALE PRICE: \$670,000  
3 BED 2 BATH  
1,139 SQ FEET  
2 CAR PARKING



### CONDO

#### 1000 WASHINGTON ST #301 DEDHAM

LIST PRICE: \$550,000  
SALE PRICE: \$550,000  
1 BED 1 BATH  
905 SQ FEET  
1 OFF STREET PARKING



# MASSACHUSETTS

PERSON + PERSON GROUP 6

## MOST EXPENSIVE SALES

### SINGLE FAMILY

**41 COBBS HILL RD  
CHILMARK**

LIST PRICE: \$39M

SALE PRICE: \$37M

8 BED 5.5 BATH

7,846 SQ FEET

8 CAR GARAGE PARKING



### CONDO

**776 BOYLSTON ST  
U: E12-C, BOSTON**

LIST PRICE: \$19.9M

SALE PRICE: \$17M

4 BED

5 FULL BATH 3 HALF

8,360 SQ FEET

3 GARAGE SPOTS



# ESSEX COUNTY



# ESSEX COUNTY

## SINGLE FAMILY

**\$750,000**

4.7%

**MEDIAN SALE PRICE**

### LEAST EXPENSIVE

LAWRENCE

\$530,000 MEDIAN SALE

### MOST EXPENSIVE

MANCHESTER BY-THE-SEA

\$1,525,000 MEDIAN SALE

### STATS

NUMBER OF SALES: 4,376 ↑

AVG DAYS TIL OFFER: 22 ↑

AVG DAYS ON MARKET: 34 ↑

AVG LIST: \$903,412 ↑

AVG SALE: \$896,439 ↑

### MEDIAN SALE PRICE

2015: \$389,900

2016: \$399,900

2017: \$429,900

2018: \$449,900

2019: \$475,000

2020: \$525,000

2021: \$576,500

2022: \$640,000

2023: \$680,00

2024: \$716,000

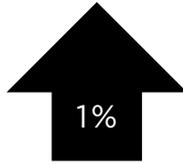


# ESSEX COUNTY

PERSON + PERSON GROUP 9

## CONDO

**\$470,500**



**MEDIAN SALE PRICE**

## LEAST EXPENSIVE

LAWRENCE

\$335,000 MEDIAN SALE

## MOST EXPENSIVE

BOXFORD

\$1,224,069 MEDIAN SALE

## STATS

NUMBER OF SALES: 2,016

AVG DAYS TIL OFFER: 25 ↑

AVG DAYS ON MARKET: 36 ↑

AVG LIST: \$548,263 ↑

AVG SALE: \$542,237 ↑

## MEDIAN SALE PRICE

2015: \$245,000

2016: \$259,000

2017: \$280,000

2018: \$299,900

2019: \$318,429

2020: \$349,900

2021: \$385,000

2022: \$427,250

2023: \$445,000

2024: \$465,000



## WHAT THE MEDIAN SALE PRICE GOT YOU

### SINGLE FAMILY

**47 PRESCOTT ST  
NORTH ANDOVER**

LIST PRICE: \$699,000  
SALE PRICE: \$750,000  
4 BED 2 BATH  
2,776 SQ FEET  
6 CAR PARKING



### CONDO

**117 HIGH ST #1  
IPSWICH**

LIST PRICE: \$429,000  
SALE PRICE: \$470,000  
2 BED 2 BATH  
1,137 SQ FEET  
2 OFF STREET SPOTS



## MOST EXPENSIVE SALES

### SINGLE FAMILY

#### 24 PHILLIPS STREET ANDOVER

LIST PRICE: \$9.7M

SALE PRICE: \$8.5M

6 BED

6 FULL 4 HALF BATH

10,500 SQ FEET

5 CAR GARAGE PARKING



### CONDO

#### 35 LITTLES POINT RD #101, SWAMPSCOTT

LIST PRICE: \$4,195,000

SALE PRICE: \$4,250,000

3 BED 3.5 BATH

2,667 SQ FEET

3 GARAGE SPOTS



# GREATER NEWBURYPORT



# NEWBURYPORT

## SINGLE FAMILY

\$1,190,000

MEDIAN SALE PRICE

9%

\$1,325,882 ↑

AVERAGE SALE PRICE

\$581 ↑

AVE. PRICE PER SQ/FT

141 ↑

NUMBER OF SALES

## CONDO

\$700,000

MEDIAN SALE PRICE

7%

\$810,150 ↑

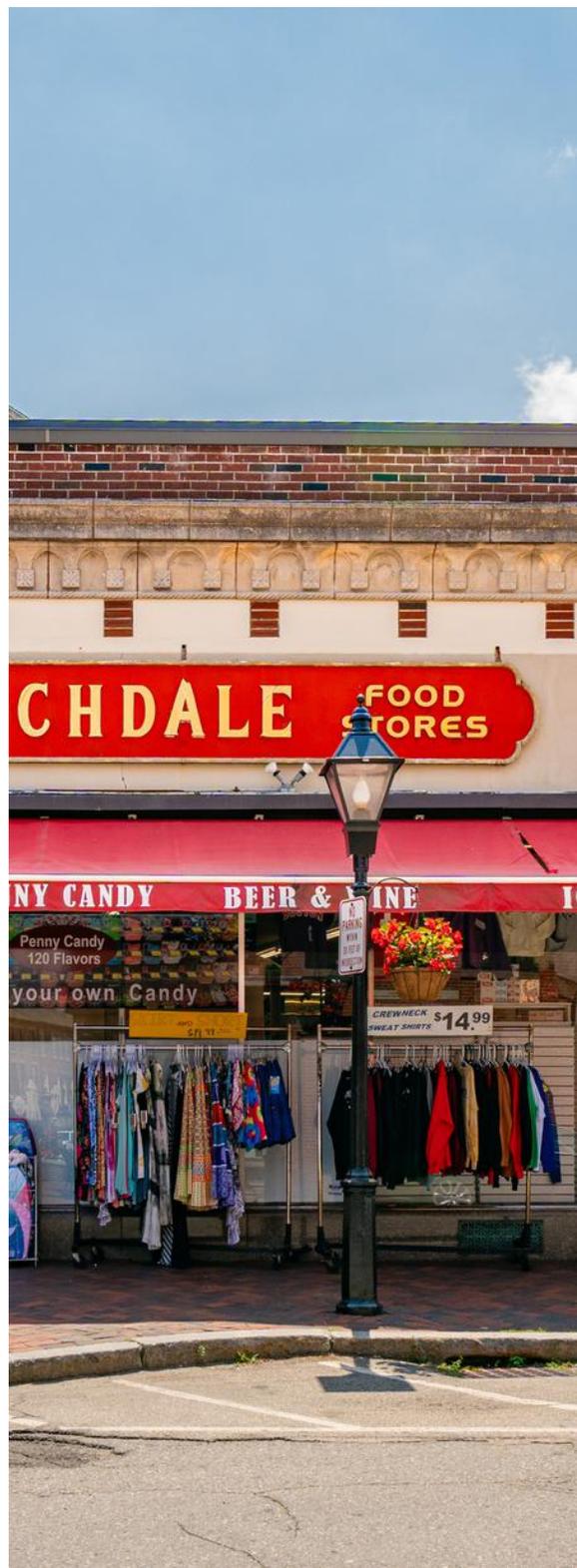
AVERAGE SALE PRICE

\$579 ↑

AVE. PRICE PER SQ/FT

123 ↓

NUMBER OF SALES



# NEWBURYPORT

PERSON + PERSON GROUP 14

## WHAT THE AVERAGE SALE PRICE GOT YOU

### SINGLE FAMILY

#### 12 COOMBS CIRCLE

LIST PRICE: \$1,400,000  
SALE PRICE: \$1,300,000  
5 BED 2.5 BATH  
3,983 SQ FEET  
2 CAR GARAGE



### CONDO

#### 240 MERRIMAC ST #3

LIST PRICE: \$799,000  
SALE PRICE: \$800,000  
2 BED 2 BATH  
1,243 SQFT SQ FEET  
2 OFF STREET PARKING





## NEWBURYPORT UPCOMING HOUSING & DEVELOPMENT PROJECTS

Port Plaza Landing (Former Kmart Site)  
 212 mixed-income rental units  
 25% deed-restricted affordable

Brown School Senior Housing  
 Gut Rehab  
 29 deeply affordable senior apts  
 Adaptive reuse of former Brown School

105 State Street  
 Gut Rehab  
 Luxury condominium flats  
 \$2M-\$3M range

95 High Street  
 New Construction  
 High-end Townhouse  
 \$3M+ range

14 Dexter Lane A+B  
 New Construction  
 New build luxury townhouses  
 \$2.6-\$2.8M

5 South Pond Street  
 New Construction  
 Single Family High-end home  
 listed for \$5,590,000

3 Rogers Court  
 New Construction  
 Single-Family New luxury build  
 listed around \$5.585M

Low Street Recreation Center  
 Voter-approved funding for a new  
 community recreation and youth  
 facility



# AMESBURY

## SINGLE FAMILY

**\$725,000**

MEDIAN SALE PRICE **7%**

**\$753,768 ↑**

AVERAGE SALE PRICE

**\$372 ↑**

AVE. PRICE PER SQ/FT

**125 ↓**

NUMBER OF SALES

## CONDO

**\$500,000**

MEDIAN SALE PRICE **15%**

**\$547,435 ↑**

AVERAGE SALE PRICE

**\$385 ↑**

AVE. PRICE PER SQ/FT

**113 ↓**

NUMBER OF SALES



# AMESBURY

PERSON + PERSON GROUP 17

## WHAT THE AVERAGE SALE PRICE GOT YOU

### SINGLE FAMILY

#### 151 WHITEHALL RD

LIST PRICE: \$699,000

SALE PRICE: \$759,500

3 BED 2 BATH

1,972 SQ FEET

4 CAR PARKING



### CONDO

#### 44 FRIEND ST UNIT B

LIST PRICE: \$539,900

SALE PRICE: \$512,500

3 BED 2 BATH

1,270 SQ FEET

1 ASSIGNED SPOT





## AMESBURY UPCOMING HOUSING & DEVELOPMENT PROJECTS

### 29 Clarks Road

Smart Growth Overlay District

152-unit multifamily development

31 deed-restricted affordable units

### Former Amesbury Elementary School Site (South Hampton Road)

City-led redevelopment of surplus school property

Proposed residential development with new housing units

Portion of site retained for open space or municipal use



29 CLARKS ROAD

### Golden Triangle / Rocky Hill Overlay District

Long-term redevelopment area identified for mixed-use and multifamily housing

Zoning allows higher-density residential development near major roadways

### Carriage Hill Lofts - 9 Oakland Street (Proposed Mixed-Use Project)

24 total apartments

7 live-work studio units

3 commercial units



GOLDEN TRIANGLE

# NEWBURY

## SINGLE FAMILY

**\$1,025,000**

MEDIAN SALE PRICE



**\$1,194,372 ↑**

AVERAGE SALE PRICE

**\$527**

AVE. PRICE PER SQ/FT

**71**

NUMBER OF SALES

## CONDO

**\$850,000**

MEDIAN SALE PRICE

**\$773,800**

AVERAGE SALE PRICE

**\$378**

AVE. PRICE PER SQ/FT

**5**

NUMBER OF SALES

\*NO. OF CONDO SALES IS TOO SMALL TO GET AN ACCURATE % OF CHANGE NUMBER



# NEWBURY

PERSON + PERSON GROUP 20

## WHAT THE AVERAGE SALE PRICE GOT YOU

### SINGLE FAMILY

#### 78 ELM STREET

LIST PRICE: \$1,290,000  
SALE PRICE: \$1,200,000  
4 BED 2.5 BATH  
3,232 SQ FEET  
8 CAR PARKING



### CONDO

#### 191 SCOTLAND RD #2\*

LIST PRICE: \$850,000  
SALE PRICE: \$850,000  
3 BED 2.5 BATH  
2,048 SQ FEET  
2 CAR GARAGE



\*CLOSEST SALE PRICE TO AVERAGE



34 CENTRAL STREET

## NEWBURY CURRENT AND UPCOMING DEVELOPMENT PROJECTS

### Newbury Heights

#### 34 Central Street

44-unit multifamily residential development proposed

Located within the MBTA Communities multifamily overlay district

Status: In site plan review



#### 170 Orchard Street

4-lot subdivision for four single-family homes. Each lot approximately 40,000-50,000 square feet (about 1 acre each)

Status: awaiting Planning Board decision/conditions



3 NBPT TURNPIKE

#### 3 Newburyport Turnpike

Mixed-use building. Ground floor commercial space with residential rental units above.

Status: Under construction



THE SUNSET CLUB

#### 8R Old Point Road

The Sunset Club Pavilion

Proposal for new 40' x 40' pavilion with movable kitchen and outdoor seating.

Status: Continued; scheduled for further discussion.

# WEST NEWBURY

## SINGLE FAMILY

**\$1,007,500**

MEDIAN SALE PRICE



**\$1,121,922**

AVERAGE SALE PRICE

**\$377 ↓**

AVE. PRICE PER SQ/FT

**34 ↓**

NUMBER OF SALES

## CONDO

**\$735,000**

MEDIAN SALE PRICE

**\$793,444**

AVERAGE SALE PRICE

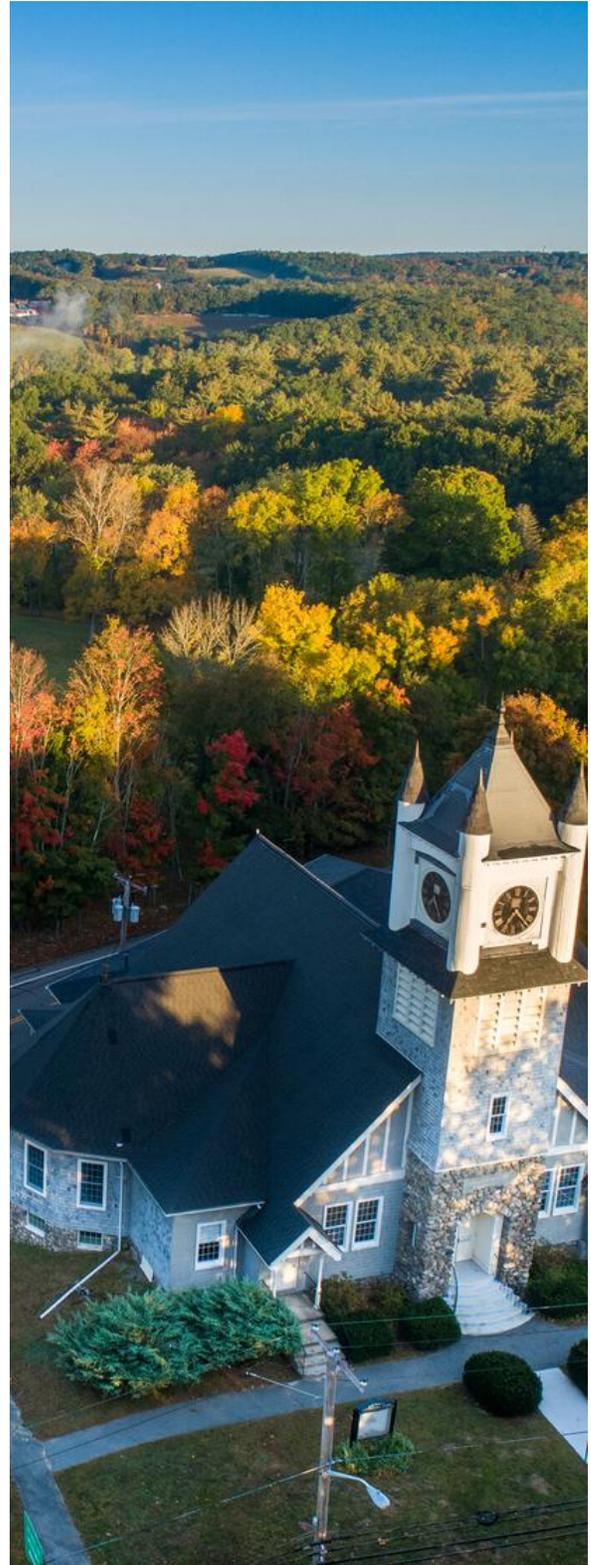
**\$410**

AVE. PRICE PER SQ/FT

**9**

NUMBER OF SALES

\*NO. OF SALES IS TOO SMALL TO GET AN ACCURATE % OF CHANGE NUMBER



# WEST NEWBURY

PERSON + PERSON GROUP 23

## WHAT THE AVERAGE SALE PRICE GOT YOU

### SINGLE FAMILY

#### 17 BARBERRY LN

LIST PRICE: \$1,095,000  
SALE PRICE: \$1,075,000  
4 BED 2.5 BATH  
3,128 SQ FEET  
2 CAR GARAGE



### CONDO

#### 4 STEWART ST #4

LIST PRICE: \$759,900  
SALE PRICE: \$735,000  
3 BED 2.5 BATH  
2,338 SQ FEET  
1 CAR GARAGE



# ROWLEY

## SINGLE FAMILY

**\$940,000**

MEDIAN SALE PRICE

23%

**\$992,166** ↑

AVERAGE SALE PRICE

**\$369** ↑

AVE. PRICE PER SQ/FT

**41**

NUMBER OF SALES

## CONDO

**\$400,000**

MEDIAN SALE PRICE

**\$448,842**

AVERAGE SALE PRICE

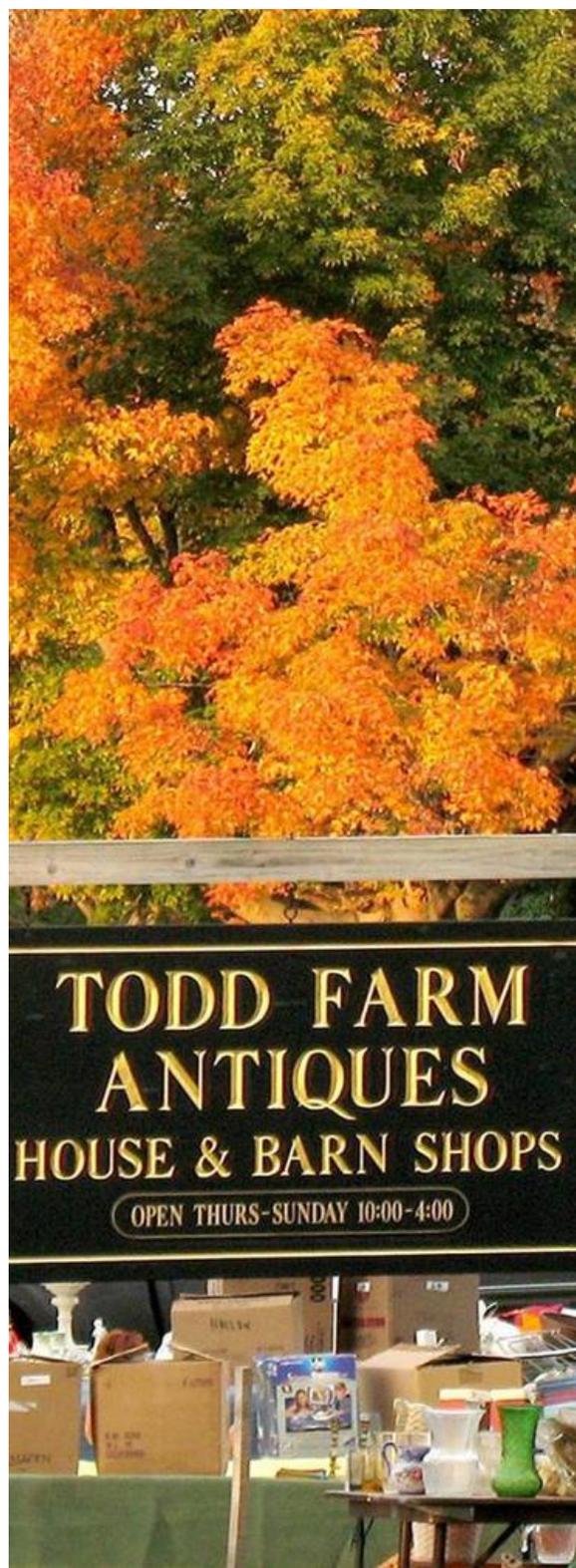
**\$335**

AVE. PRICE PER SQ/FT

**7** ↓

NUMBER OF SALES

\*NO. OF SALES IS TOO SMALL TO GET AN ACCURATE % OF CHANGE NUMBER



## WHAT THE AVERAGE SALE PRICE GOT YOU

### SINGLE FAMILY

#### 15 HILLSIDE ST

LIST PRICE: \$985,000  
SALE PRICE: \$1,015,000  
4 BED 2.5 BATH  
3,138 SQ FEET  
2 CAR GARAGE



### CONDO

#### 20 LAWRENCE RD #13

LIST PRICE: \$399,900  
SALE PRICE: \$400,000  
2 BED 1.5 BATH  
1,105 SQ FEET  
2 DEEDED SPOTS





WINDWARD CROSSING

## ROWLEY CURRENT AND UPCOMING DEVELOPMENT PROJECTS

### Turtle Crossing

#### 248 Newbury Road

Proposed Open Space Residential Development (OSRD) Original design yields 15 units, clustered to preserve open space and habitat; Planning Board reviewed whether unit count complies with zoning yield limits.

**Status: Under continued review**

### Windward Crossing Senior Housing

#### 236-240 Newburyport Turnpike

Affordable senior housing project in planning/financial review through HOME Consortium for 20 units (11 HOME-assisted), supported by HUD funding request process; environmental review notices filed.

**Status: in environmental review**

### 614 Main Street

Developer Mark Savory appeared before Select Board to discuss a possible small Chapter 40B proposal with 3 detached residential units; Select Board did not provide immediate support and referred further review to Planning Board and Housing Partnership.

**Status: Conceptual; no formal application**



WINDWARD CROSSING



TURTLE CROSSING

# SALISBURY

## SINGLE FAMILY

\$677,500

MEDIAN SALE PRICE

1.8%

\$738,684 ↑

AVERAGE SALE PRICE

\$413 ↑

AVE. PRICE PER SQ/FT

50 ↑

NUMBER OF SALES

## CONDO

\$609,900

MEDIAN SALE PRICE

1.6%

\$621,966 ↑

AVERAGE SALE PRICE

\$484 ↑

AVE. PRICE PER SQ/FT

53 ↑

NUMBER OF SALES



## WHAT THE AVERAGE SALE PRICE GOT YOU

### SINGLE FAMILY

#### 39 JAK LEN DR

LIST PRICE: \$749,000

SALE PRICE: \$750,000

3 BED 2 BATH

2,776 SQ FEET

6 CAR PARKING



### CONDO

#### 3 CORAL LN #3

LIST PRICE: \$635,000

SALE PRICE: \$620,000

3 BED 2 BATH

1,488 SQ FEET

1 CAR GARAGE





238 LAFAYETTE ROAD

## SALISBURY CURRENT AND UPCOMING DEVELOPMENT PROJECTS

### **238 Lafayette Road**

Proposed 3-story multifamily building  
 24 studio apartments replacing an existing structure  
 Status: Under Planning Board review / permitting phase

### **Old Salisbury Plains School**

92 Main Street  
 Proposed adaptive reuse of former school building. 8 total residential units including 2 affordable units  
 Status: Conceptual proposal / early review phase

### **Ocean Breeze**

Bridge Road (2 Old County Road area)  
 New construction condominium community  
 19 total units marketed as 2- and 3-bedroom residences with 2-car garages  
 Status: Actively under construction / units being marketed

### **Meadowview at Salisbury**

Forest Road & Meadowview Lane  
 Large planned residential community  
 Approximately 56 duplex/condo-style units with new internal access road  
 Status: Phased construction underway



FORREST RD/MEADOWVIEW



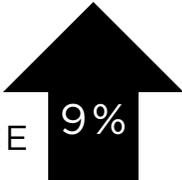
2 OLD COUNTY ROAD

# GROVELAND

## SINGLE FAMILY

\$732,500

MEDIAN SALE PRICE



\$765,661 ↑

AVERAGE SALE PRICE

\$348 ↑

AVE. PRICE PER SQ/FT

66 ↑

NUMBER OF SALES

## CONDO

\$479,000

MEDIAN SALE PRICE

\$485,444

AVERAGE SALE PRICE

\$332

AVE. PRICE PER SQ/FT

9 ↓

NUMBER OF SALES

\*NO. OF SALES IS TOO SMALL TO GET AN ACCURATE % OF CHANGE NUMBER



## WHAT THE AVERAGE SALE PRICE GOT YOU

### SINGLE FAMILY

#### 9 BIRCHWOOD TERRACE

LIST PRICE: \$779,000

SALE PRICE: \$765,000

3 BED 2.5 BATH

2,489 SQ FEET

2 CAR GARAGE



### CONDO

#### 1206 ALYSSA DR

LIST PRICE: \$469,000

SALE PRICE: \$479,000

2 BED 2 BATH

1,359 SQ FEET

2 CAR GARAGE





GARRISON VILLAGE

## GROVELAND CURRENT AND UPCOMING DEVELOPMENT PROJECTS

### The Quarry at Groveland

Newly built apartment complex offering 1, 2, and 3 bedroom apartments. Community amenities include 9 ft ceilings, in-home washer and dryer, fitness center, pool, clubhouse, private workspaces, conference room, outdoor fire pit and grills, dog park and pet wash, and covered parking options.

**Status: Under Construction**

### Garrison Village

#### Proposed Multi-Family

The Garrison Village project received a project eligibility letter under the Massachusetts Low-Income Housing Tax Credit (LIHTC) program, paving the way for a multi-family affordable housing development in town.

**Status: in review/planning**

### Open Space & Development Opportunities 150 Center Street / Strawberry Fields

The town has been evaluating the 61-acre parcel at 150 Center Street (“Strawberry Fields”) for a variety of future uses, including potential residential development, though no formal housing application has been submitted as of 2025.



THE QUARRY



THE QUARRY

# MERRIMAC

## SINGLE FAMILY

**\$675,000**

MEDIAN SALE PRICE

**\$709,414** ↑

AVERAGE SALE PRICE

**\$343** ↑

AVE. PRICE PER SQ/FT

**49** ↓

NUMBER OF SALES

## CONDO

**\$440,000**

MEDIAN SALE PRICE

**\$481,966**

AVERAGE SALE PRICE

**\$330** ↓

AVE. PRICE PER SQ/FT

**9** ↓

NUMBER OF SALES

\*NO. OF SALES IS TOO SMALL TO GET AN ACCURATE % OF CHANGE NUMBER



## WHAT THE AVERAGE SALE PRICE GOT YOU

### SINGLE FAMILY

#### 1 STEVENS TERRACE

LIST PRICE: \$699,900  
SALE PRICE: \$700,000  
3 BED 2 BATH  
2,232 SQ FEET  
1 CAR GARAGE



### CONDO

#### 6 VENDOME ST #6

LIST PRICE: \$450,000  
SALE PRICE: \$457,200  
2 BED 1.5 BATH  
1,396 SQ FEET  
2 OFF STREET PARKING





1 LIBERTY

## MERRIMAC CURRENT AND UPCOMING DEVELOPMENT PROJECTS

### 1 Liberty Street (Village Center District)

Planning Board public hearing for redevelopment of the property in the Village Center zoning district  
 Project includes site plan review for residential development within the existing building footprint

**Status: Planning Board review**

### Town Housing Production Plan Update

Town working with the Merrimack Valley Planning Commission on an updated Housing Production Plan covering 2024-2029. Plan outlines strategies for increasing housing diversity and addressing local affordability needs  
 Status: Planning and policy framework guiding future housing development.

### Affordable Housing Initiatives

The Merrimac Affordable Housing Board of Trustees has been developing programs to support renters and expand affordable housing access. Includes initiatives like rental assistance programs for eligible households entering new leases

**Status: Program development and implementation beginning in 2025-2026**



# GEORGETOWN

## SINGLE FAMILY

\$770,000

MEDIAN SALE PRICE



\$809,136<sup>↑</sup>

AVERAGE SALE PRICE

\$363<sup>↑</sup>

AVE. PRICE PER SQ/FT

98<sup>↑</sup>

NUMBER OF SALES

## CONDO

\$584,500

MEDIAN SALE PRICE

\$613,833

AVERAGE SALE PRICE

\$340

AVE. PRICE PER SQ/FT

6<sup>↓</sup>

NUMBER OF SALES

\*NO. OF SALES IS TOO SMALL TO GET AN ACCURATE % OF CHANGE NUMBER



# GEORGETOWN

PERSON + PERSON GROUP 37

## WHAT THE AVERAGE SALE PRICE GOT YOU

### SINGLE FAMILY

#### 21 MOLLOY RD

LIST PRICE: \$820,000  
SALE PRICE: \$800,000  
3 BED 2.5 BATH  
2,544 SQ FEET  
2 CAR GARAGE



### CONDO

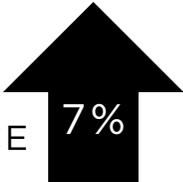
#### 201 CENTRAL ST #1

LIST PRICE: \$575,000  
SALE PRICE: \$600,000  
2 BED 2.5 BATH  
1,801 SQ FEET  
1 CAR GARAGE



# HAVERHILL

## SINGLE FAMILY

\$600,000  
MEDIAN SALE PRICE  7%

\$615,168   
AVERAGE SALE PRICE

\$334   
AVE. PRICE PER SQ/FT

354   
NUMBER OF SALES

## CONDO

\$400,000  
MEDIAN SALE PRICE  3%

\$406,059   
AVERAGE SALE PRICE

\$319   
AVE. PRICE PER SQ/FT

301   
NUMBER OF SALES



## WHAT THE AVERAGE SALE PRICE GOT YOU

### SINGLE FAMILY

#### 36 HAMILTON AVE

LIST PRICE: \$599,900  
SALE PRICE: \$615,000  
4 BED 2 BATH  
2,150 SQ FEET  
1 CAR GARAGE



### CONDO

#### 91 FARRWOOD DR

LIST PRICE: \$404,900  
SALE PRICE: \$410,000  
2 BED 1.5 BATH  
1,605 SQ FEET  
1 CAR PARKING





DISTRICT SQUARE

## HAVERHILL CURRENT AND UPCOMING DEVELOPMENT PROJECTS

### **District Square Redevelopment Merrimack Street / Downtown**

Large mixed-use redevelopment replacing the Goecke parking garage site  
 Planned residential buildings, retail space, parking structure, and public plaza  
 Project planned to deliver hundreds of apartments across multiple phases  
 Status: Construction underway with additional residential phases moving through permitting

**Status: Under Construction**

### **Winter Street Mixed-Use Development Winter Street**

Mixed-use building proposed with ground-floor grocery store and residential apartments above  
 Approved by City Council and moving toward development approvals

**Status: Under Construction**

### **Hilldale Multifamily Development**

Proposed 34-unit residential development supported through state housing funding programs

**Status: Advancing through funding and permitting processes**



WINTER ST REDEVELOPMENT



DISTRICT SQUARE



## STAY CONNECTED TO THE LOCAL HOUSING MARKET

Real estate markets don't stand still, and neither do we. Throughout the year we continue to track inventory, pricing trends, new development, zoning changes, and the economic factors shaping housing across the North Shore and Merrimack Valley.

If you want to stay informed between annual reports, we break down what's happening in real time on our podcast, *Unlisted*. From housing policy and development projects to market trends in individual towns, each episode takes a deeper look at the forces shaping our local housing market.

Scan the QR code to listen and stay up to date on the conversations, projects, and data that will influence the market in the year ahead.



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