

# Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Waltham

### Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	18	17	- 5.6%	332	293	- 11.7%
Closed Sales	34	24	- 29.4%	332	292	- 12.0%
Median Sales Price*	\$685,000	<b>\$745,000</b>	+ 8.8%	\$706,000	<b>\$740,018</b>	+ 4.8%
Inventory of Homes for Sale	12	22	+ 83.3%	--	--	--
Months Supply of Inventory	0.4	0.9	+ 125.0%	--	--	--
Cumulative Days on Market Until Sale	30	30	0.0%	26	25	- 3.8%
Percent of Original List Price Received*	101.0%	99.1%	- 1.9%	102.6%	102.6%	0.0%
New Listings	11	7	- 36.4%	360	341	- 5.3%

\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

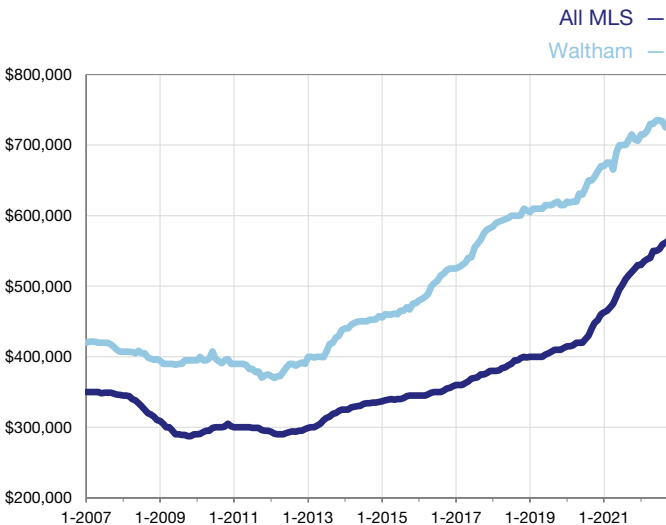
### Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	17	11	- 35.3%	306	202	- 34.0%
Closed Sales	26	17	- 34.6%	317	211	- 33.4%
Median Sales Price*	\$557,750	<b>\$510,000</b>	- 8.6%	\$545,000	<b>\$550,000</b>	+ 0.9%
Inventory of Homes for Sale	9	9	0.0%	--	--	--
Months Supply of Inventory	0.4	0.5	+ 25.0%	--	--	--
Cumulative Days on Market Until Sale	32	42	+ 31.3%	36	27	- 25.0%
Percent of Original List Price Received*	100.3%	97.5%	- 2.8%	100.7%	102.1%	+ 1.4%
New Listings	8	5	- 37.5%	312	238	- 23.7%

\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation

