

# Local Market Update – January 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Waltham

### Single-Family Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	11	14	+ 27.3%	11	14	+ 27.3%
Closed Sales	17	16	- 5.9%	17	16	- 5.9%
Median Sales Price*	\$785,000	<b>\$682,500</b>	- 13.1%	\$785,000	<b>\$682,500</b>	- 13.1%
Inventory of Homes for Sale	10	20	+ 100.0%	--	--	--
Months Supply of Inventory	0.4	0.8	+ 100.0%	--	--	--
Cumulative Days on Market Until Sale	54	47	- 13.0%	54	47	- 13.0%
Percent of Original List Price Received*	100.0%	94.7%	- 5.3%	100.0%	94.7%	- 5.3%
New Listings	12	14	+ 16.7%	12	14	+ 16.7%

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

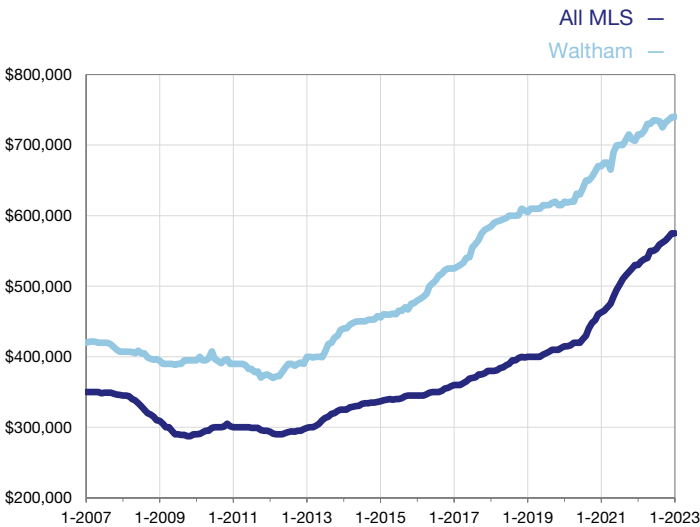
### Condominium Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	9	12	+ 33.3%	9	12	+ 33.3%
Closed Sales	13	11	- 15.4%	13	11	- 15.4%
Median Sales Price*	\$655,000	<b>\$560,000</b>	- 14.5%	\$655,000	<b>\$560,000</b>	- 14.5%
Inventory of Homes for Sale	8	7	- 12.5%	--	--	--
Months Supply of Inventory	0.3	0.4	+ 33.3%	--	--	--
Cumulative Days on Market Until Sale	45	63	+ 40.0%	45	63	+ 40.0%
Percent of Original List Price Received*	99.8%	93.4%	- 6.4%	99.8%	93.4%	- 6.4%
New Listings	10	9	- 10.0%	10	9	- 10.0%

\* 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

