

Local Market Update – February 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Waltham

Single-Family Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	12	12	0.0%	23	24	+ 4.3%
Closed Sales	12	13	+ 8.3%	29	29	0.0%
Median Sales Price*	\$832,500	\$700,000	- 15.9%	\$785,000	\$699,000	- 11.0%
Inventory of Homes for Sale	6	20	+ 233.3%	--	--	--
Months Supply of Inventory	0.2	0.8	+ 300.0%	--	--	--
Cumulative Days on Market Until Sale	46	66	+ 43.5%	51	55	+ 7.8%
Percent of Original List Price Received*	102.7%	95.4%	- 7.1%	101.1%	95.0%	- 6.0%
New Listings	11	9	- 18.2%	23	23	0.0%

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

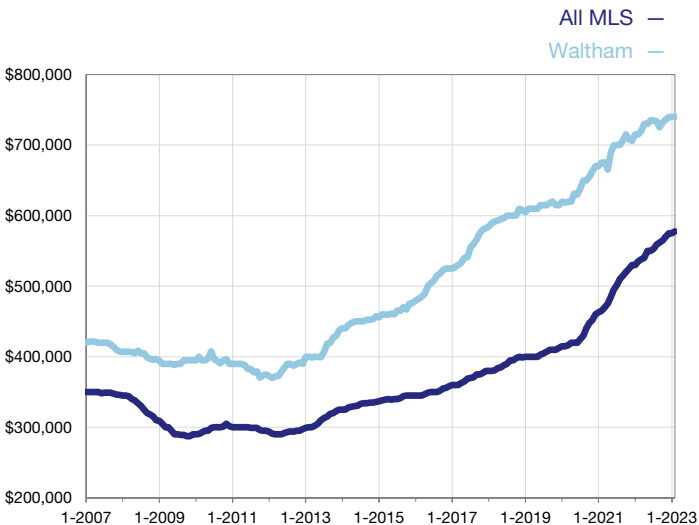
Condominium Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	11	10	- 9.1%	20	21	+ 5.0%
Closed Sales	11	12	+ 9.1%	24	23	- 4.2%
Median Sales Price*	\$450,000	\$593,000	+ 31.8%	\$477,000	\$560,000	+ 17.4%
Inventory of Homes for Sale	9	4	- 55.6%	--	--	--
Months Supply of Inventory	0.4	0.2	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	40	71	+ 77.5%	43	67	+ 55.8%
Percent of Original List Price Received*	99.1%	97.3%	- 1.8%	99.5%	95.4%	- 4.1%
New Listings	13	6	- 53.8%	23	15	- 34.8%

* 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

