

Local Market Update – August 2018

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Waltham

Single-Family Properties

Key Metrics	August			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	31	27	- 12.9%	219	195	- 11.0%
Closed Sales	26	36	+ 38.5%	207	196	- 5.3%
Median Sales Price*	\$637,500	\$612,500	- 3.9%	\$580,000	\$601,500	+ 3.7%
Inventory of Homes for Sale	26	35	+ 34.6%	--	--	--
Months Supply of Inventory	0.9	1.4	+ 55.6%	--	--	--
Cumulative Days on Market Until Sale	35	24	- 31.4%	35	29	- 17.1%
Percent of Original List Price Received*	99.0%	99.7%	+ 0.7%	100.6%	100.9%	+ 0.3%
New Listings	25	28	+ 12.0%	243	249	+ 2.5%

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

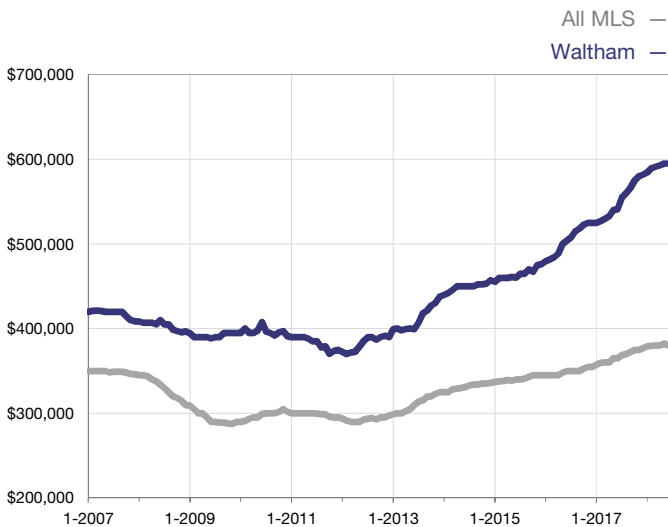
Condominium Properties

Key Metrics	August			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	23	23	0.0%	186	184	- 1.1%
Closed Sales	25	31	+ 24.0%	182	163	- 10.4%
Median Sales Price*	\$447,500	\$515,000	+ 15.1%	\$455,000	\$491,000	+ 7.9%
Inventory of Homes for Sale	12	14	+ 16.7%	--	--	--
Months Supply of Inventory	0.5	0.7	+ 40.0%	--	--	--
Cumulative Days on Market Until Sale	23	23	0.0%	24	21	- 12.5%
Percent of Original List Price Received*	102.6%	101.4%	- 1.2%	102.8%	103.7%	+ 0.9%
New Listings	24	22	- 8.3%	205	206	+ 0.5%

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

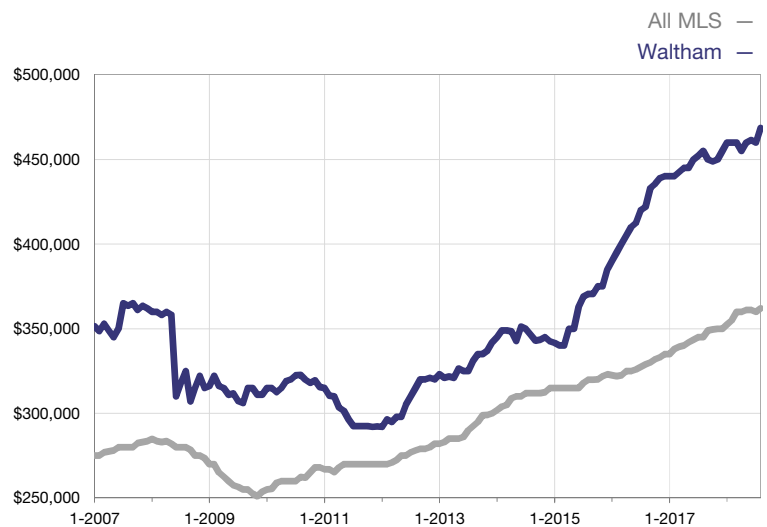
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



MASSACHUSETTS ASSOCIATION OF REALTORS®



All data from the Berkshire County MLS, Cape Cod & Islands Association of REALTORS®, Inc. and MLS Property Information Network, Inc. | Provided by MAR. | Powered by ShowingTime 10K.