

# Local Market Update – July 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Waltham

### Single-Family Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	29	31	+ 6.9%	167	215	+ 28.7%
Closed Sales	34	32	- 5.9%	159	191	+ 20.1%
Median Sales Price*	\$628,750	<b>\$615,000</b>	- 2.2%	\$600,000	<b>\$610,000</b>	+ 1.7%
Inventory of Homes for Sale	48	26	- 45.8%	--	--	--
Months Supply of Inventory	2.0	1.0	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	23	25	+ 8.7%	30	37	+ 23.3%
Percent of Original List Price Received*	100.5%	101.0%	+ 0.5%	100.8%	99.8%	- 1.0%
New Listings	46	32	- 30.4%	221	228	+ 3.2%

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

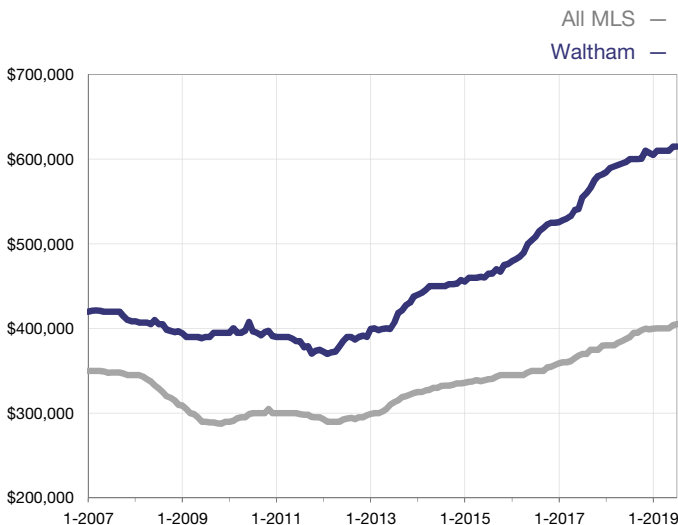
### Condominium Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	24	24	0.0%	161	161	0.0%
Closed Sales	22	16	- 27.3%	132	142	+ 7.6%
Median Sales Price*	\$497,500	<b>\$553,000</b>	+ 11.2%	\$481,509	<b>\$505,000</b>	+ 4.9%
Inventory of Homes for Sale	19	24	+ 26.3%	--	--	--
Months Supply of Inventory	0.9	1.2	+ 33.3%	--	--	--
Cumulative Days on Market Until Sale	16	13	- 18.8%	20	38	+ 90.0%
Percent of Original List Price Received*	105.4%	101.3%	- 3.9%	104.2%	99.8%	- 4.2%
New Listings	23	23	0.0%	184	187	+ 1.6%

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

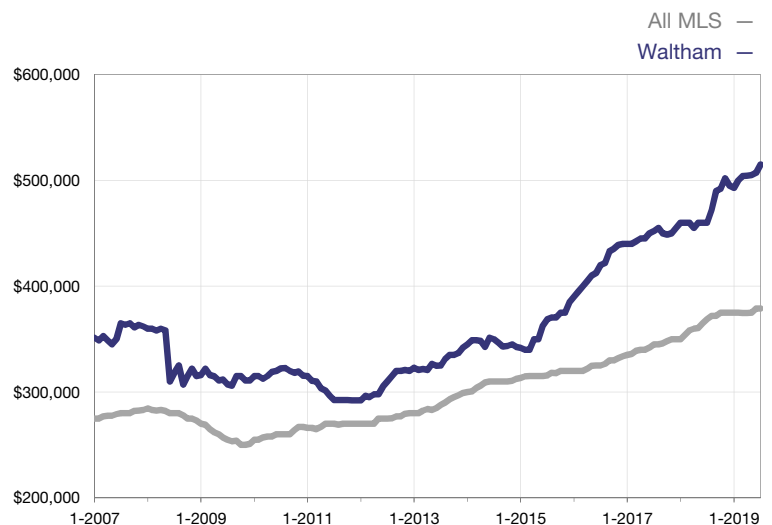
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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