

Local Market Update – March 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Waltham

Single-Family Properties

Key Metrics	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	31	34	+ 9.7%	68	61	- 10.3%
Closed Sales	14	17	+ 21.4%	53	46	- 13.2%
Median Sales Price*	\$685,000	\$715,000	+ 4.4%	\$647,500	\$686,000	+ 5.9%
Inventory of Homes for Sale	32	12	- 62.5%	--	--	--
Months Supply of Inventory	1.2	0.5	- 58.3%	--	--	--
Cumulative Days on Market Until Sale	38	53	+ 39.5%	45	39	- 13.3%
Percent of Original List Price Received*	100.8%	103.6%	+ 2.8%	98.2%	101.0%	+ 2.9%
New Listings	35	32	- 8.6%	89	66	- 25.8%

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

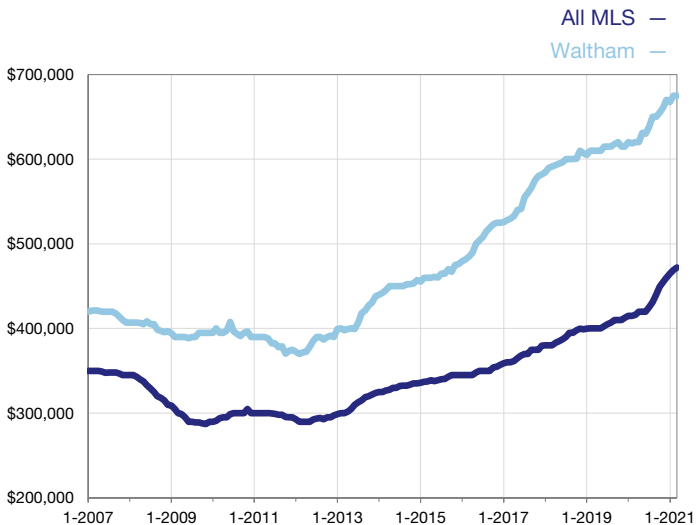
Condominium Properties

Key Metrics	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	19	34	+ 78.9%	50	76	+ 52.0%
Closed Sales	17	27	+ 58.8%	40	66	+ 65.0%
Median Sales Price*	\$619,000	\$650,000	+ 5.0%	\$575,500	\$564,500	- 1.9%
Inventory of Homes for Sale	31	17	- 45.2%	--	--	--
Months Supply of Inventory	1.4	0.8	- 42.9%	--	--	--
Cumulative Days on Market Until Sale	54	55	+ 1.9%	50	53	+ 6.0%
Percent of Original List Price Received*	98.9%	99.0%	+ 0.1%	97.5%	98.2%	+ 0.7%
New Listings	24	35	+ 45.8%	69	68	- 1.4%

* 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

