

Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Waltham

Single-Family Properties

| Key Metrics | April | | | Year to Date | | |
|--|-----------|------------------|----------|--------------|------------------|---------|
| | 2020 | 2021 | + / - | 2020 | 2021 | + / - |
| Pending Sales | 13 | 29 | + 123.1% | 80 | 87 | + 8.7% |
| Closed Sales | 28 | 23 | - 17.9% | 81 | 69 | - 14.8% |
| Median Sales Price* | \$686,000 | \$645,000 | - 6.0% | \$670,000 | \$660,000 | - 1.5% |
| Inventory of Homes for Sale | 30 | 28 | - 6.7% | -- | -- | -- |
| Months Supply of Inventory | 1.1 | 1.1 | 0.0% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 23 | 19 | - 17.4% | 38 | 32 | - 15.8% |
| Percent of Original List Price Received* | 102.6% | 104.4% | + 1.8% | 99.7% | 102.2% | + 2.5% |
| New Listings | 13 | 44 | + 238.5% | 102 | 111 | + 8.8% |

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

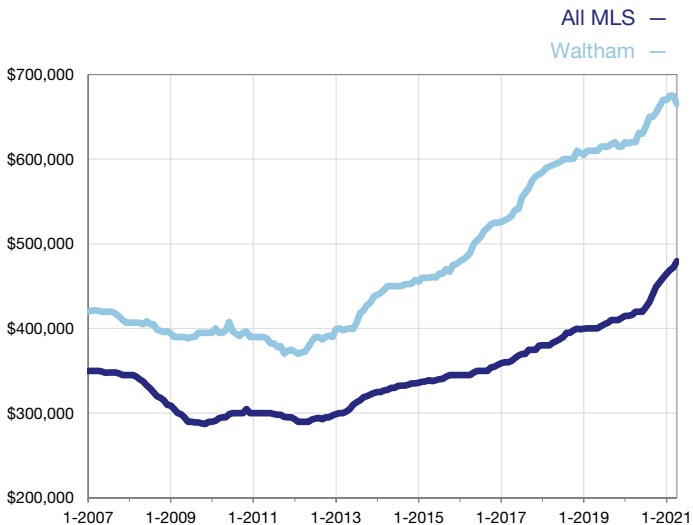
Condominium Properties

| Key Metrics | April | | | Year to Date | | |
|--|-----------|------------------|----------|--------------|------------------|---------|
| | 2020 | 2021 | + / - | 2020 | 2021 | + / - |
| Pending Sales | 19 | 35 | + 84.2% | 69 | 111 | + 60.9% |
| Closed Sales | 21 | 29 | + 38.1% | 61 | 95 | + 55.7% |
| Median Sales Price* | \$549,900 | \$490,000 | - 10.9% | \$565,000 | \$550,000 | - 2.7% |
| Inventory of Homes for Sale | 32 | 18 | - 43.8% | -- | -- | -- |
| Months Supply of Inventory | 1.6 | 0.8 | - 50.0% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 47 | 66 | + 40.4% | 49 | 57 | + 16.3% |
| Percent of Original List Price Received* | 99.2% | 100.3% | + 1.1% | 98.1% | 98.8% | + 0.7% |
| New Listings | 20 | 42 | + 110.0% | 89 | 109 | + 22.5% |

* 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

