

# Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Needham

### Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	25	33	+ 32.0%	97	151	+ 55.7%
Closed Sales	25	30	+ 20.0%	86	103	+ 19.8%
Median Sales Price*	\$1,250,000	<b>\$1,232,500</b>	- 1.4%	\$1,200,000	<b>\$1,377,000</b>	+ 14.8%
Inventory of Homes for Sale	64	12	- 81.3%	--	--	--
Months Supply of Inventory	2.5	0.5	- 80.0%	--	--	--
Cumulative Days on Market Until Sale	25	25	0.0%	40	28	- 30.0%
Percent of Original List Price Received*	101.2%	<b>103.7%</b>	+ 2.5%	100.0%	<b>102.5%</b>	+ 2.5%
New Listings	36	34	- 5.6%	159	164	+ 3.1%

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

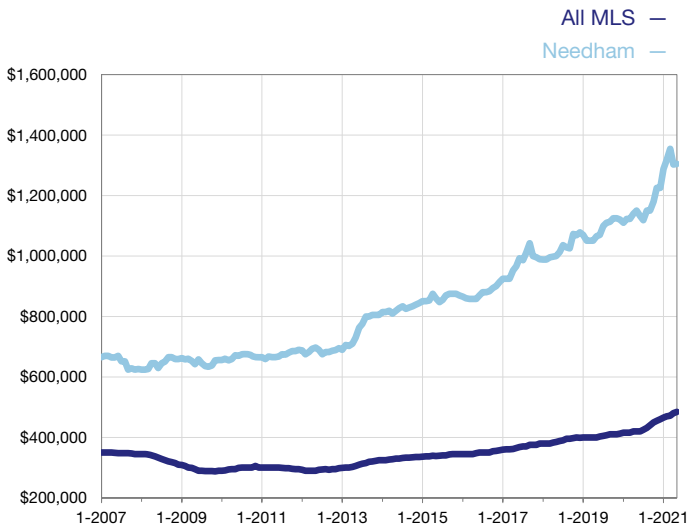
### Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	4	7	+ 75.0%	16	29	+ 81.3%
Closed Sales	5	6	+ 20.0%	19	24	+ 26.3%
Median Sales Price*	\$665,000	<b>\$852,500</b>	+ 28.2%	\$769,000	<b>\$931,500</b>	+ 21.1%
Inventory of Homes for Sale	7	5	- 28.6%	--	--	--
Months Supply of Inventory	1.5	1.0	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	9	59	+ 555.6%	64	75	+ 17.2%
Percent of Original List Price Received*	99.5%	<b>96.4%</b>	- 3.1%	97.6%	<b>96.5%</b>	- 1.1%
New Listings	9	5	- 44.4%	20	27	+ 35.0%

\* 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

