

Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Waltham

Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	19	41	+ 115.8%	99	128	+ 29.3%
Closed Sales	19	25	+ 31.6%	100	95	- 5.0%
Median Sales Price*	\$610,000	\$780,000	+ 27.9%	\$643,750	\$699,900	+ 8.7%
Inventory of Homes for Sale	34	11	- 67.6%	--	--	--
Months Supply of Inventory	1.3	0.4	- 69.2%	--	--	--
Cumulative Days on Market Until Sale	26	15	- 42.3%	35	27	- 22.9%
Percent of Original List Price Received*	101.4%	108.0%	+ 6.5%	100.0%	103.8%	+ 3.8%
New Listings	26	26	0.0%	128	136	+ 6.3%

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

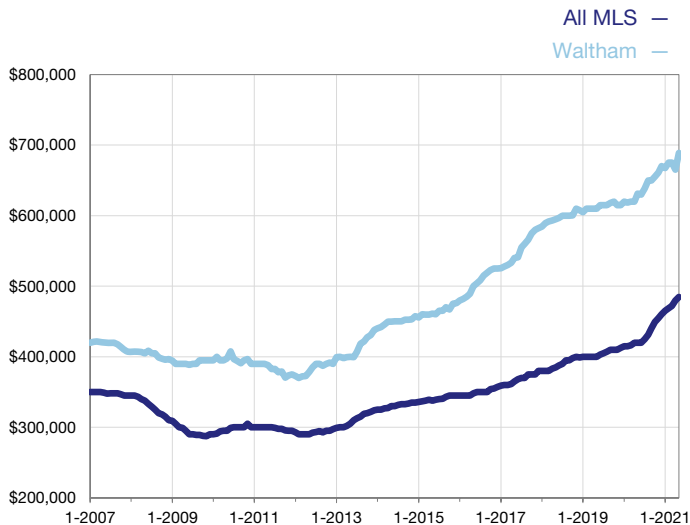
Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	17	42	+ 147.1%	86	153	+ 77.9%
Closed Sales	18	30	+ 66.7%	79	125	+ 58.2%
Median Sales Price*	\$549,500	\$522,500	- 4.9%	\$565,000	\$530,000	- 6.2%
Inventory of Homes for Sale	37	15	- 59.5%	--	--	--
Months Supply of Inventory	1.9	0.6	- 68.4%	--	--	--
Cumulative Days on Market Until Sale	47	33	- 29.8%	49	51	+ 4.1%
Percent of Original List Price Received*	95.9%	102.8%	+ 7.2%	97.6%	99.8%	+ 2.3%
New Listings	25	42	+ 68.0%	114	151	+ 32.5%

* 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

