

Local Market Update – June 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Waltham

Single-Family Properties

Key Metrics	June			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	34	37	+ 8.8%	133	164	+ 23.3%
Closed Sales	19	43	+ 126.3%	119	138	+ 16.0%
Median Sales Price*	\$640,000	\$728,000	+ 13.8%	\$640,000	\$701,500	+ 9.6%
Inventory of Homes for Sale	32	25	- 21.9%	--	--	--
Months Supply of Inventory	1.4	0.9	- 35.7%	--	--	--
Cumulative Days on Market Until Sale	18	19	+ 5.6%	33	25	- 24.2%
Percent of Original List Price Received*	100.7%	106.0%	+ 5.3%	100.2%	104.5%	+ 4.3%
New Listings	34	52	+ 52.9%	162	189	+ 16.7%

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

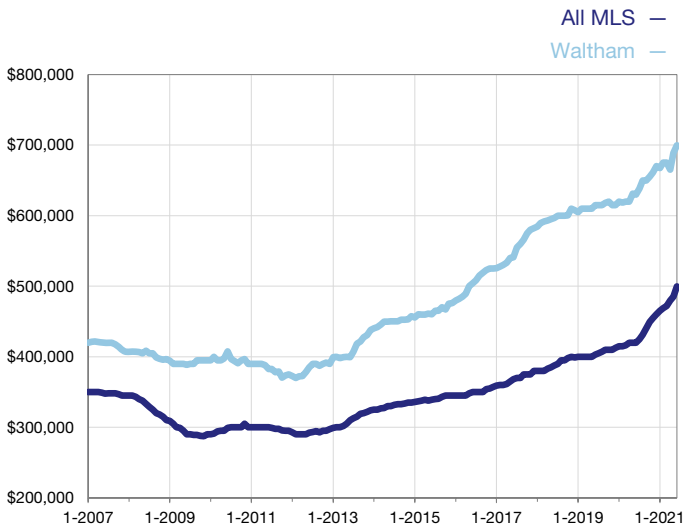
Condominium Properties

Key Metrics	June			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	32	33	+ 3.1%	118	186	+ 57.6%
Closed Sales	12	40	+ 233.3%	91	165	+ 81.3%
Median Sales Price*	\$455,000	\$536,150	+ 17.8%	\$549,900	\$533,300	- 3.0%
Inventory of Homes for Sale	31	14	- 54.8%	--	--	--
Months Supply of Inventory	1.7	0.6	- 64.7%	--	--	--
Cumulative Days on Market Until Sale	36	24	- 33.3%	47	44	- 6.4%
Percent of Original List Price Received*	98.8%	102.0%	+ 3.2%	97.7%	100.3%	+ 2.7%
New Listings	32	34	+ 6.3%	146	185	+ 26.7%

* 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

