

Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Needham

Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	17	17	0.0%	280	252	- 10.0%
Closed Sales	24	12	- 50.0%	277	248	- 10.5%
Median Sales Price*	\$1,183,750	\$1,785,898	+ 50.9%	\$1,325,000	\$1,523,500	+ 15.0%
Inventory of Homes for Sale	17	36	+ 111.8%	--	--	--
Months Supply of Inventory	0.7	1.6	+ 128.6%	--	--	--
Cumulative Days on Market Until Sale	47	51	+ 8.5%	29	21	- 27.6%
Percent of Original List Price Received*	99.8%	97.4%	- 2.4%	103.6%	104.8%	+ 1.2%
New Listings	16	17	+ 6.3%	329	339	+ 3.0%

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

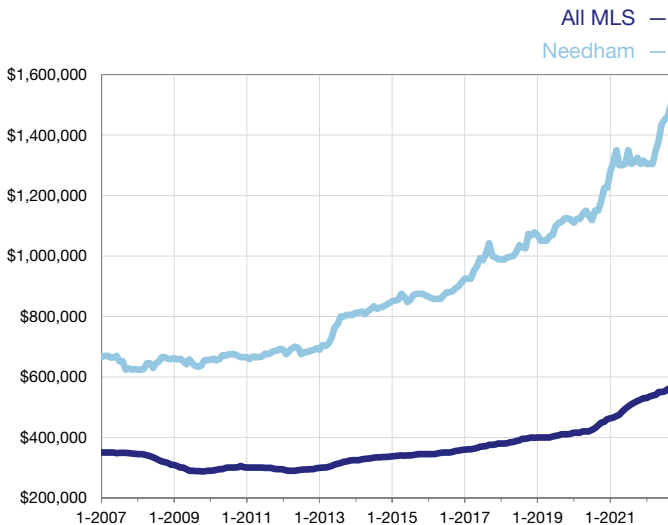
Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	3	9	+ 200.0%	59	62	+ 5.1%
Closed Sales	4	7	+ 75.0%	64	58	- 9.4%
Median Sales Price*	\$824,500	\$580,000	- 29.7%	\$894,000	\$863,000	- 3.5%
Inventory of Homes for Sale	6	11	+ 83.3%	--	--	--
Months Supply of Inventory	1.1	2.0	+ 81.8%	--	--	--
Cumulative Days on Market Until Sale	102	61	- 40.2%	55	35	- 36.4%
Percent of Original List Price Received*	98.1%	93.7%	- 4.5%	98.6%	100.4%	+ 1.8%
New Listings	2	4	+ 100.0%	66	81	+ 22.7%

* 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

