

Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Waltham

Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	28	27	- 3.6%	314	278	- 11.5%
Closed Sales	34	28	- 17.6%	298	268	- 10.1%
Median Sales Price*	\$652,750	\$707,500	+ 8.4%	\$710,000	\$740,018	+ 4.2%
Inventory of Homes for Sale	22	35	+ 59.1%	--	--	--
Months Supply of Inventory	0.8	1.4	+ 75.0%	--	--	--
Cumulative Days on Market Until Sale	30	32	+ 6.7%	26	25	- 3.8%
Percent of Original List Price Received*	98.5%	98.0%	- 0.5%	102.7%	102.9%	+ 0.2%
New Listings	14	24	+ 71.4%	349	333	- 4.6%

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

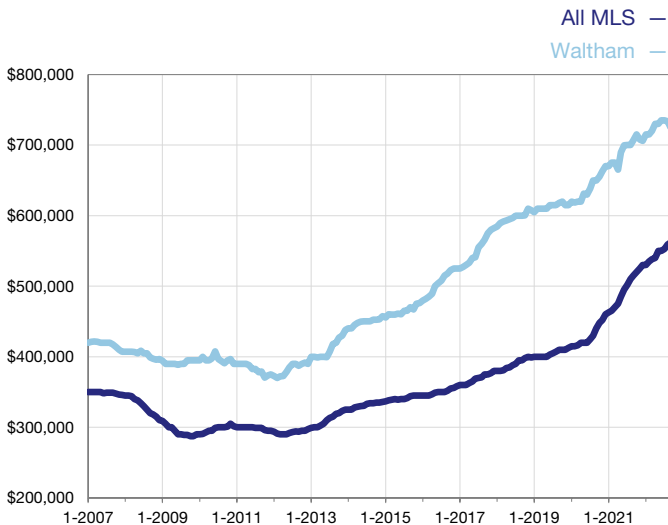
Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	22	20	- 9.1%	289	191	- 33.9%
Closed Sales	22	19	- 13.6%	291	193	- 33.7%
Median Sales Price*	\$452,500	\$634,000	+ 40.1%	\$545,000	\$550,000	+ 0.9%
Inventory of Homes for Sale	21	15	- 28.6%	--	--	--
Months Supply of Inventory	0.8	0.9	+ 12.5%	--	--	--
Cumulative Days on Market Until Sale	41	37	- 9.8%	37	26	- 29.7%
Percent of Original List Price Received*	100.1%	98.4%	- 1.7%	100.7%	102.4%	+ 1.7%
New Listings	23	6	- 73.9%	304	233	- 23.4%

* 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

