

# Local Market Update – March 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Waltham

### Single-Family Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	22	18	- 18.2%	45	42	- 6.7%
Closed Sales	12	17	+ 41.7%	41	46	+ 12.2%
Median Sales Price*	\$817,500	<b>\$915,000</b>	+ 11.9%	\$785,000	<b>\$764,950</b>	- 2.6%
Inventory of Homes for Sale	19	29	+ 52.6%	--	--	--
Months Supply of Inventory	0.7	1.2	+ 71.4%	--	--	--
Cumulative Days on Market Until Sale	31	61	+ 96.8%	45	57	+ 26.7%
Percent of Original List Price Received*	104.6%	99.5%	- 4.9%	102.1%	96.7%	- 5.3%
New Listings	36	28	- 22.2%	59	51	- 13.6%

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

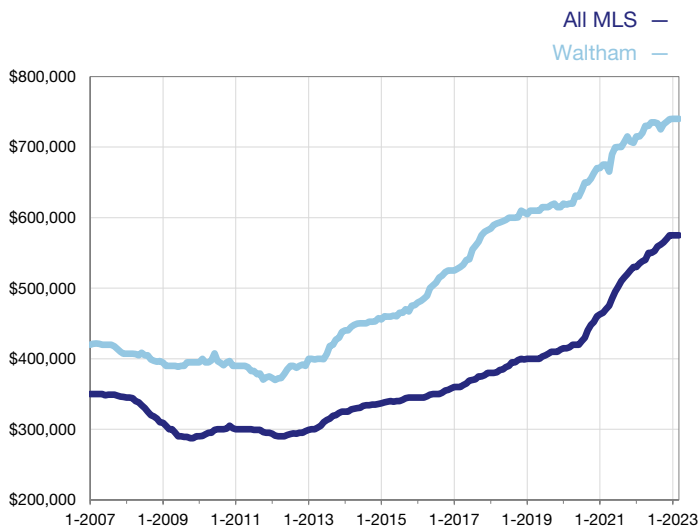
### Condominium Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	21	10	- 52.4%	41	31	- 24.4%
Closed Sales	15	7	- 53.3%	39	30	- 23.1%
Median Sales Price*	\$625,000	<b>\$985,000</b>	+ 57.6%	\$512,500	<b>\$626,750</b>	+ 22.3%
Inventory of Homes for Sale	17	7	- 58.8%	--	--	--
Months Supply of Inventory	0.7	0.4	- 42.9%	--	--	--
Cumulative Days on Market Until Sale	26	13	- 50.0%	37	54	+ 45.9%
Percent of Original List Price Received*	101.5%	101.6%	+ 0.1%	100.3%	96.9%	- 3.4%
New Listings	32	14	- 56.3%	55	29	- 47.3%

\* 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

