

Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Waltham

Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	32	26	- 18.8%	77	68	- 11.7%
Closed Sales	23	11	- 52.2%	64	57	- 10.9%
Median Sales Price*	\$750,000	\$688,000	- 8.3%	\$770,000	\$750,000	- 2.6%
Inventory of Homes for Sale	29	28	- 3.4%	--	--	--
Months Supply of Inventory	1.1	1.2	+ 9.1%	--	--	--
Cumulative Days on Market Until Sale	11	40	+ 263.6%	33	54	+ 63.6%
Percent of Original List Price Received*	109.5%	100.3%	- 8.4%	104.8%	97.4%	- 7.1%
New Listings	43	26	- 39.5%	102	77	- 24.5%

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

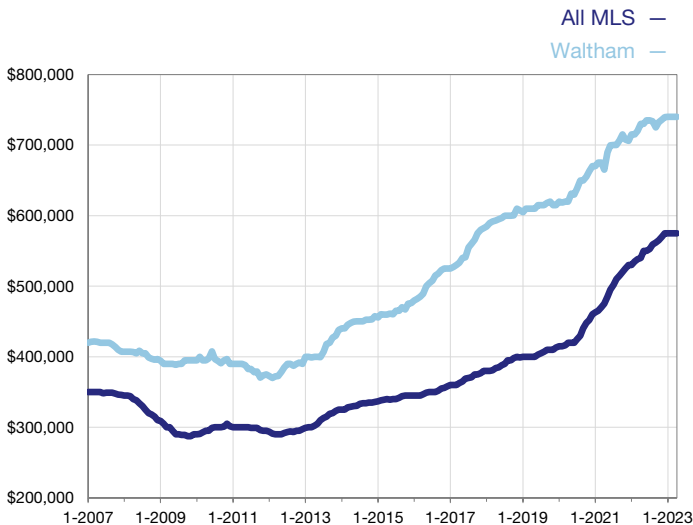
Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	23	14	- 39.1%	64	44	- 31.3%
Closed Sales	17	6	- 64.7%	56	36	- 35.7%
Median Sales Price*	\$540,000	\$604,000	+ 11.9%	\$534,000	\$609,250	+ 14.1%
Inventory of Homes for Sale	21	15	- 28.6%	--	--	--
Months Supply of Inventory	1.0	1.0	0.0%	--	--	--
Cumulative Days on Market Until Sale	13	53	+ 307.7%	29	54	+ 86.2%
Percent of Original List Price Received*	104.7%	94.8%	- 9.5%	101.6%	96.5%	- 5.0%
New Listings	30	21	- 30.0%	85	50	- 41.2%

* 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

