

Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Waltham

Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	42	35	- 16.7%	119	101	- 15.1%
Closed Sales	30	22	- 26.7%	94	79	- 16.0%
Median Sales Price*	\$731,000	\$872,500	+ 19.4%	\$753,650	\$770,000	+ 2.2%
Inventory of Homes for Sale	20	23	+ 15.0%	--	--	--
Months Supply of Inventory	0.7	1.0	+ 42.9%	--	--	--
Cumulative Days on Market Until Sale	15	27	+ 80.0%	27	46	+ 70.4%
Percent of Original List Price Received*	106.9%	102.9%	- 3.7%	105.4%	98.9%	- 6.2%
New Listings	33	34	+ 3.0%	134	110	- 17.9%

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

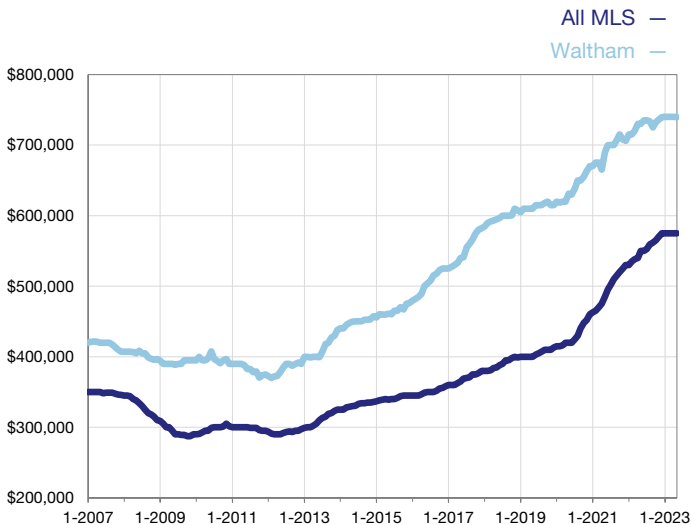
Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	23	20	- 13.0%	86	63	- 26.7%
Closed Sales	21	16	- 23.8%	76	52	- 31.6%
Median Sales Price*	\$588,000	\$655,000	+ 11.4%	\$534,000	\$609,250	+ 14.1%
Inventory of Homes for Sale	22	12	- 45.5%	--	--	--
Months Supply of Inventory	1.1	0.8	- 27.3%	--	--	--
Cumulative Days on Market Until Sale	24	13	- 45.8%	28	42	+ 50.0%
Percent of Original List Price Received*	107.7%	104.0%	- 3.4%	103.3%	98.8%	- 4.4%
New Listings	27	19	- 29.6%	109	67	- 38.5%

* 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

