

Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Waltham

Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	26	23	- 11.5%	145	122	- 15.9%
Closed Sales	40	33	- 17.5%	134	113	- 15.7%
Median Sales Price*	\$846,000	\$865,000	+ 2.2%	\$782,500	\$800,000	+ 2.2%
Inventory of Homes for Sale	41	24	- 41.5%	--	--	--
Months Supply of Inventory	1.5	1.1	- 26.7%	--	--	--
Cumulative Days on Market Until Sale	18	31	+ 72.2%	24	42	+ 75.0%
Percent of Original List Price Received*	105.5%	104.0%	- 1.4%	105.5%	100.4%	- 4.8%
New Listings	47	27	- 42.6%	181	136	- 24.9%

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

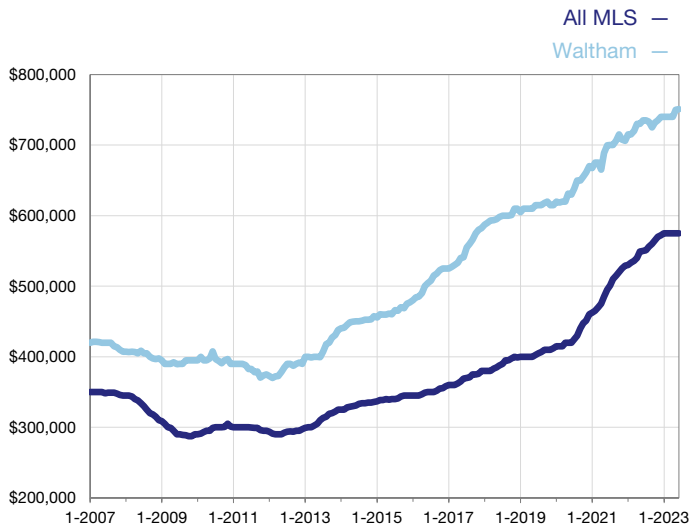
Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	19	18	- 5.3%	105	80	- 23.8%
Closed Sales	21	17	- 19.0%	97	69	- 28.9%
Median Sales Price*	\$625,000	\$620,000	- 0.8%	\$550,000	\$615,000	+ 11.8%
Inventory of Homes for Sale	24	9	- 62.5%	--	--	--
Months Supply of Inventory	1.2	0.6	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	14	18	+ 28.6%	25	36	+ 44.0%
Percent of Original List Price Received*	107.2%	105.4%	- 1.7%	104.1%	100.4%	- 3.6%
New Listings	23	16	- 30.4%	132	84	- 36.4%

* 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

