

# Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Waltham

### Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	33	28	- 15.2%	178	145	- 18.5%
Closed Sales	30	19	- 36.7%	164	132	- 19.5%
Median Sales Price*	\$738,500	<b>\$895,000</b>	+ 21.2%	\$760,000	<b>\$800,000</b>	+ 5.3%
Inventory of Homes for Sale	28	25	- 10.7%	--	--	--
Months Supply of Inventory	1.0	1.2	+ 20.0%	--	--	--
Cumulative Days on Market Until Sale	19	21	+ 10.5%	23	39	+ 69.6%
Percent of Original List Price Received*	103.8%	<b>103.6%</b>	- 0.2%	105.2%	<b>100.9%</b>	- 4.1%
New Listings	23	29	+ 26.1%	204	165	- 19.1%

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

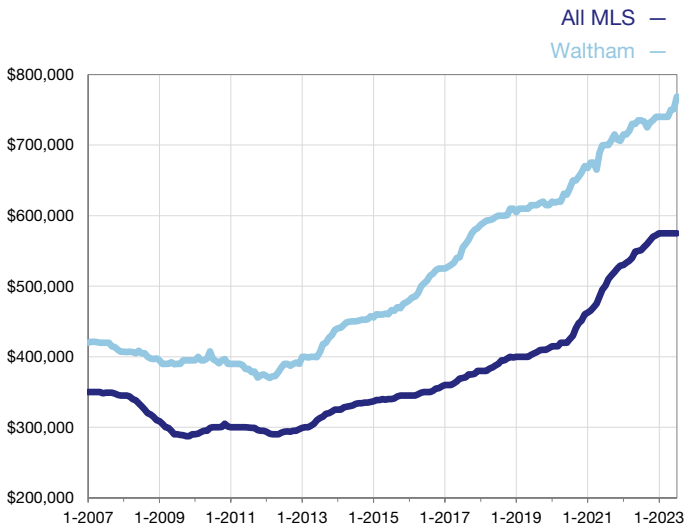
### Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	19	12	- 36.8%	124	90	- 27.4%
Closed Sales	23	18	- 21.7%	120	88	- 26.7%
Median Sales Price*	\$650,000	<b>\$607,500</b>	- 6.5%	\$558,000	<b>\$609,250</b>	+ 9.2%
Inventory of Homes for Sale	26	9	- 65.4%	--	--	--
Months Supply of Inventory	1.4	0.7	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	21	15	- 28.6%	24	31	+ 29.2%
Percent of Original List Price Received*	102.3%	<b>105.6%</b>	+ 3.2%	103.8%	<b>101.5%</b>	- 2.2%
New Listings	23	11	- 52.2%	155	95	- 38.7%

\* 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

