

Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Waltham

Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	20	21	+ 5.0%	198	163	- 17.7%
Closed Sales	35	28	- 20.0%	199	160	- 19.6%
Median Sales Price*	\$725,000	\$815,000	+ 12.4%	\$750,000	\$800,000	+ 6.7%
Inventory of Homes for Sale	36	26	- 27.8%	--	--	--
Months Supply of Inventory	1.4	1.2	- 14.3%	--	--	--
Cumulative Days on Market Until Sale	22	21	- 4.5%	23	36	+ 56.5%
Percent of Original List Price Received*	99.7%	104.4%	+ 4.7%	104.2%	101.5%	- 2.6%
New Listings	28	24	- 14.3%	232	185	- 20.3%

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

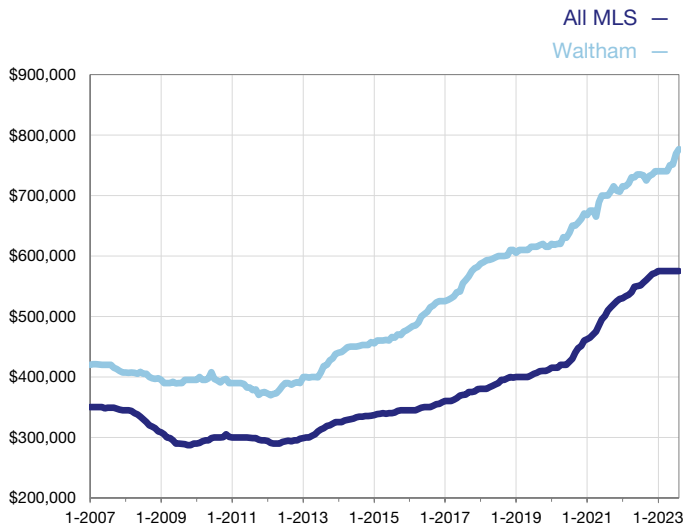
Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	18	8	- 55.6%	142	97	- 31.7%
Closed Sales	23	8	- 65.2%	143	96	- 32.9%
Median Sales Price*	\$518,000	\$680,000	+ 31.3%	\$550,000	\$615,000	+ 11.8%
Inventory of Homes for Sale	23	11	- 52.2%	--	--	--
Months Supply of Inventory	1.2	0.9	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	22	25	+ 13.6%	24	31	+ 29.2%
Percent of Original List Price Received*	101.4%	103.0%	+ 1.6%	103.4%	101.6%	- 1.7%
New Listings	19	9	- 52.6%	174	104	- 40.2%

* 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

