

Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Waltham

Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	23	29	+ 26.1%	221	189	- 14.5%
Closed Sales	19	17	- 10.5%	218	177	- 18.8%
Median Sales Price*	\$725,000	\$925,000	+ 27.6%	\$746,500	\$810,000	+ 8.5%
Inventory of Homes for Sale	45	31	- 31.1%	--	--	--
Months Supply of Inventory	1.8	1.4	- 22.2%	--	--	--
Cumulative Days on Market Until Sale	27	25	- 7.4%	24	35	+ 45.8%
Percent of Original List Price Received*	100.5%	101.8%	+ 1.3%	103.9%	101.5%	- 2.3%
New Listings	37	30	- 18.9%	269	215	- 20.1%

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

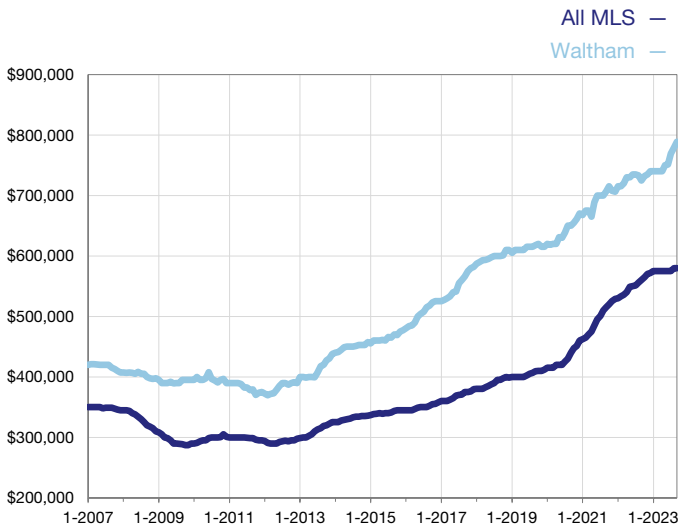
Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	10	21	+ 110.0%	152	117	- 23.0%
Closed Sales	18	12	- 33.3%	161	108	- 32.9%
Median Sales Price*	\$532,500	\$657,500	+ 23.5%	\$545,000	\$617,500	+ 13.3%
Inventory of Homes for Sale	33	19	- 42.4%	--	--	--
Months Supply of Inventory	1.8	1.4	- 22.2%	--	--	--
Cumulative Days on Market Until Sale	25	23	- 8.0%	24	30	+ 25.0%
Percent of Original List Price Received*	100.3%	101.2%	+ 0.9%	103.1%	101.6%	- 1.5%
New Listings	23	30	+ 30.4%	197	133	- 32.5%

* 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

