

# Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Waltham

### Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	28	33	+ 17.9%	249	218	- 12.4%
Closed Sales	21	25	+ 19.0%	239	202	- 15.5%
Median Sales Price*	\$732,500	<b>\$851,000</b>	+ 16.2%	\$743,000	<b>\$830,000</b>	+ 11.7%
Inventory of Homes for Sale	44	27	- 38.6%	--	--	--
Months Supply of Inventory	1.8	1.3	- 27.8%	--	--	--
Cumulative Days on Market Until Sale	33	30	- 9.1%	24	34	+ 41.7%
Percent of Original List Price Received*	98.9%	98.5%	- 0.4%	103.4%	101.2%	- 2.1%
New Listings	29	31	+ 6.9%	298	245	- 17.8%

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

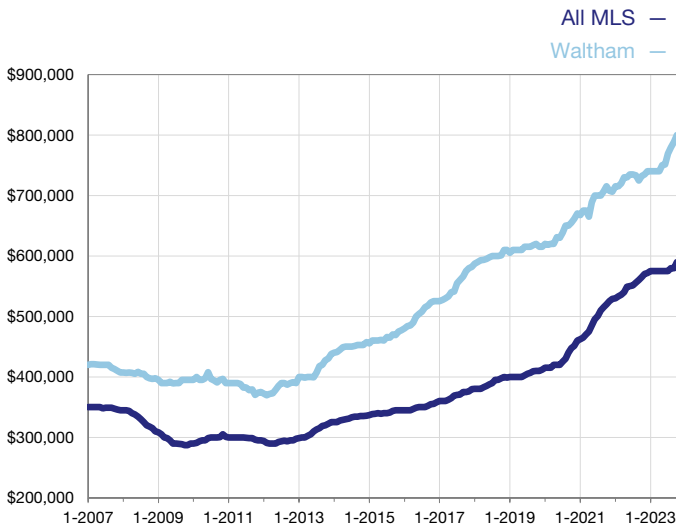
### Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	16	27	+ 68.8%	168	134	- 20.2%
Closed Sales	12	10	- 16.7%	173	118	- 31.8%
Median Sales Price*	\$569,000	<b>\$714,500</b>	+ 25.6%	\$545,000	<b>\$627,500</b>	+ 15.1%
Inventory of Homes for Sale	35	23	- 34.3%	--	--	--
Months Supply of Inventory	2.0	1.7	- 15.0%	--	--	--
Cumulative Days on Market Until Sale	38	20	- 47.4%	25	29	+ 16.0%
Percent of Original List Price Received*	100.5%	101.0%	+ 0.5%	102.9%	101.5%	- 1.4%
New Listings	18	22	+ 22.2%	215	156	- 27.4%

\* 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

