

Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Waltham

Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	25	25	0.0%	274	239	- 12.8%
Closed Sales	28	29	+ 3.6%	267	232	- 13.1%
Median Sales Price*	\$707,500	\$740,000	+ 4.6%	\$740,000	\$810,000	+ 9.5%
Inventory of Homes for Sale	40	15	- 62.5%	--	--	--
Months Supply of Inventory	1.6	0.7	- 56.3%	--	--	--
Cumulative Days on Market Until Sale	32	28	- 12.5%	25	33	+ 32.0%
Percent of Original List Price Received*	98.0%	101.5%	+ 3.6%	102.9%	101.2%	- 1.7%
New Listings	24	11	- 54.2%	322	256	- 20.5%

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

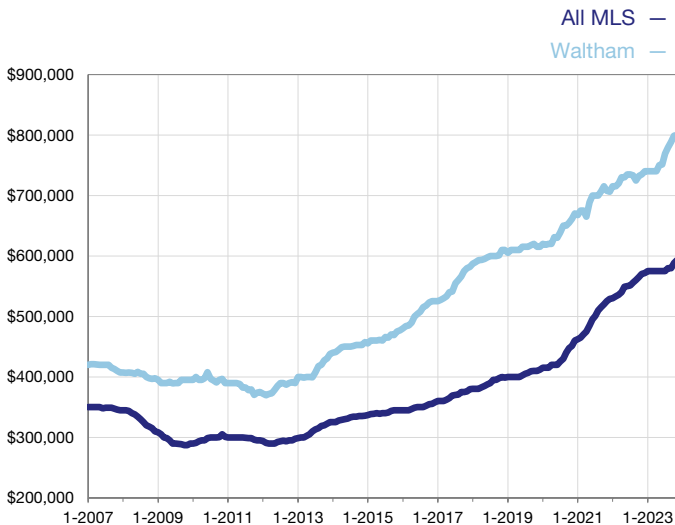
Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	20	11	- 45.0%	188	143	- 23.9%
Closed Sales	19	22	+ 15.8%	192	140	- 27.1%
Median Sales Price*	\$634,000	\$572,500	- 9.7%	\$550,000	\$622,500	+ 13.2%
Inventory of Homes for Sale	19	28	+ 47.4%	--	--	--
Months Supply of Inventory	1.1	2.2	+ 100.0%	--	--	--
Cumulative Days on Market Until Sale	30	20	- 33.3%	25	28	+ 12.0%
Percent of Original List Price Received*	99.3%	100.8%	+ 1.5%	102.5%	101.4%	- 1.1%
New Listings	6	17	+ 183.3%	221	172	- 22.2%

* 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

