

Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Waltham

Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	15	8	- 46.7%	289	246	- 14.9%
Closed Sales	26	18	- 30.8%	293	250	- 14.7%
Median Sales Price*	\$745,000	\$752,500	+ 1.0%	\$740,000	\$800,000	+ 8.1%
Inventory of Homes for Sale	31	9	- 71.0%	--	--	--
Months Supply of Inventory	1.3	0.4	- 69.2%	--	--	--
Cumulative Days on Market Until Sale	31	39	+ 25.8%	26	34	+ 30.8%
Percent of Original List Price Received*	98.5%	96.7%	- 1.8%	102.5%	100.9%	- 1.6%
New Listings	7	7	0.0%	330	262	- 20.6%

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

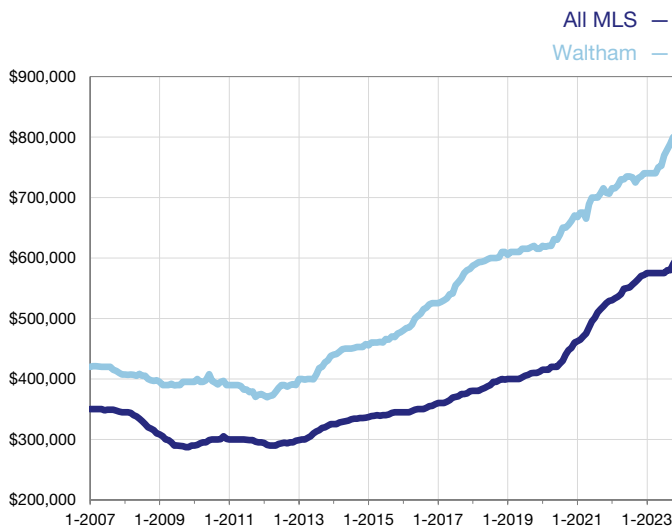
Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	10	14	+ 40.0%	198	157	- 20.7%
Closed Sales	16	13	- 18.8%	208	153	- 26.4%
Median Sales Price*	\$555,000	\$805,000	+ 45.0%	\$550,000	\$630,000	+ 14.5%
Inventory of Homes for Sale	11	9	- 18.2%	--	--	--
Months Supply of Inventory	0.7	0.7	0.0%	--	--	--
Cumulative Days on Market Until Sale	43	30	- 30.2%	27	28	+ 3.7%
Percent of Original List Price Received*	97.7%	99.3%	+ 1.6%	102.1%	101.2%	- 0.9%
New Listings	5	2	- 60.0%	226	174	- 23.0%

* 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

