

Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Waltham

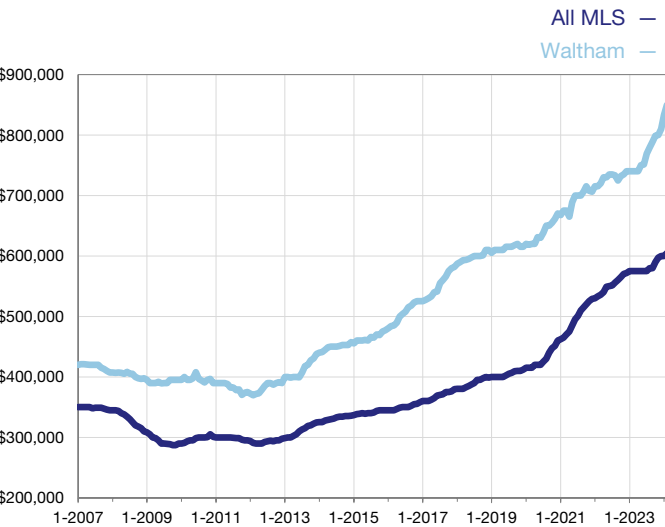
| Single-Family Properties | February | | | Year to Date | | |
|--|-----------|-----------|----------|--------------|-----------|---------|
| | 2023 | 2024 | + / - | 2023 | 2024 | + / - |
| Key Metrics | | | | | | |
| Pending Sales | 12 | 15 | + 25.0% | 25 | 25 | 0.0% |
| Closed Sales | 13 | 14 | + 7.7% | 29 | 21 | - 27.6% |
| Median Sales Price* | \$700,000 | \$712,500 | + 1.8% | \$699,000 | \$720,000 | + 3.0% |
| Inventory of Homes for Sale | 21 | 17 | - 19.0% | -- | -- | -- |
| Months Supply of Inventory | 0.9 | 0.8 | - 11.1% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 66 | 88 | + 33.3% | 55 | 67 | + 21.8% |
| Percent of Original List Price Received* | 95.4% | 95.5% | + 0.1% | 95.0% | 97.4% | + 2.5% |
| New Listings | 9 | 20 | + 122.2% | 22 | 37 | + 68.2% |

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

| Condominium Properties | February | | | Year to Date | | |
|--|-----------|-----------|----------|--------------|-----------|----------|
| | 2023 | 2024 | + / - | 2023 | 2024 | + / - |
| Key Metrics | | | | | | |
| Pending Sales | 10 | 13 | + 30.0% | 21 | 30 | + 42.9% |
| Closed Sales | 12 | 22 | + 83.3% | 23 | 33 | + 43.5% |
| Median Sales Price* | \$593,000 | \$820,000 | + 38.3% | \$560,000 | \$805,000 | + 43.8% |
| Inventory of Homes for Sale | 5 | 11 | + 120.0% | -- | -- | -- |
| Months Supply of Inventory | 0.3 | 0.8 | + 166.7% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 71 | 30 | - 57.7% | 67 | 35 | - 47.8% |
| Percent of Original List Price Received* | 97.3% | 99.3% | + 2.1% | 95.4% | 98.8% | + 3.6% |
| New Listings | 6 | 14 | + 133.3% | 15 | 33 | + 120.0% |

* 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

