

Local Market Update – March 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Waltham

Single-Family Properties

Key Metrics	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	17	18	+ 5.9%	42	42	0.0%
Closed Sales	17	14	- 17.6%	46	35	- 23.9%
Median Sales Price*	\$915,000	\$761,250	- 16.8%	\$764,950	\$735,000	- 3.9%
Inventory of Homes for Sale	30	18	- 40.0%	--	--	--
Months Supply of Inventory	1.3	0.9	- 30.8%	--	--	--
Cumulative Days on Market Until Sale	61	19	- 68.9%	57	45	- 21.1%
Percent of Original List Price Received*	99.5%	105.8%	+ 6.3%	96.7%	100.7%	+ 4.1%
New Listings	28	19	- 32.1%	50	56	+ 12.0%

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

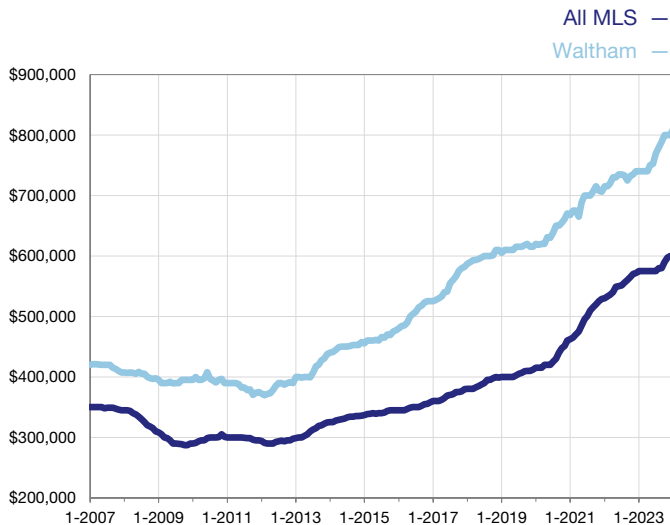
Condominium Properties

Key Metrics	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	9	15	+ 66.7%	30	45	+ 50.0%
Closed Sales	7	10	+ 42.9%	30	43	+ 43.3%
Median Sales Price*	\$985,000	\$749,000	- 24.0%	\$626,750	\$800,000	+ 27.6%
Inventory of Homes for Sale	10	10	0.0%	--	--	--
Months Supply of Inventory	0.6	0.7	+ 16.7%	--	--	--
Cumulative Days on Market Until Sale	13	32	+ 146.2%	54	34	- 37.0%
Percent of Original List Price Received*	101.6%	98.1%	- 3.4%	96.9%	98.6%	+ 1.8%
New Listings	14	15	+ 7.1%	29	48	+ 65.5%

* 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

