

Local Market Update – April 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Waltham

Single-Family Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	23	30	+ 30.4%	65	68	+ 4.6%
Closed Sales	12	16	+ 33.3%	58	51	- 12.1%
Median Sales Price*	\$706,500	\$937,500	+ 32.7%	\$754,950	\$778,500	+ 3.1%
Inventory of Homes for Sale	30	22	- 26.7%	--	--	--
Months Supply of Inventory	1.3	1.1	- 15.4%	--	--	--
Cumulative Days on Market Until Sale	37	14	- 62.2%	53	35	- 34.0%
Percent of Original List Price Received*	100.4%	104.5%	+ 4.1%	97.5%	101.9%	+ 4.5%
New Listings	25	32	+ 28.0%	75	88	+ 17.3%

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

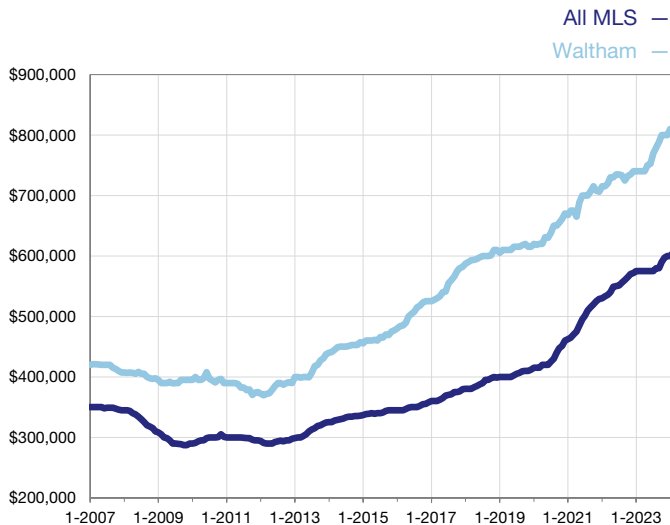
Condominium Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	13	20	+ 53.8%	43	63	+ 46.5%
Closed Sales	6	16	+ 166.7%	36	59	+ 63.9%
Median Sales Price*	\$604,000	\$740,000	+ 22.5%	\$609,250	\$790,000	+ 29.7%
Inventory of Homes for Sale	17	9	- 47.1%	--	--	--
Months Supply of Inventory	1.1	0.6	- 45.5%	--	--	--
Cumulative Days on Market Until Sale	53	18	- 66.0%	54	30	- 44.4%
Percent of Original List Price Received*	94.8%	101.9%	+ 7.5%	96.5%	100.0%	+ 3.6%
New Listings	20	18	- 10.0%	49	66	+ 34.7%

* 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

