

Needham

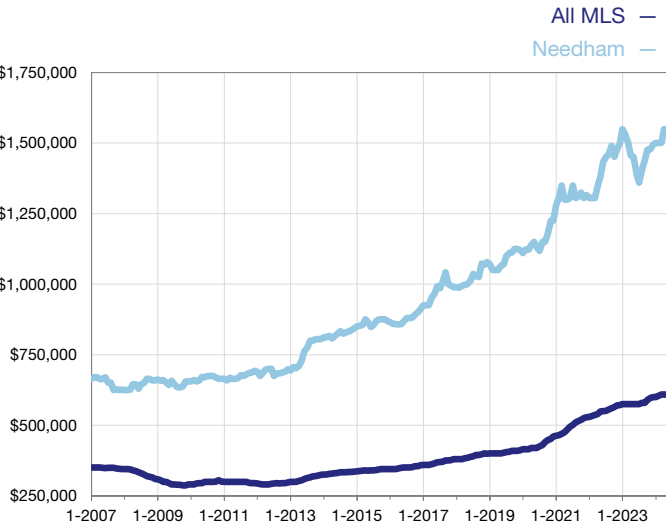
Single-Family Properties	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	39	35	- 10.3%	106	113	+ 6.6%
Closed Sales	18	32	+ 77.8%	73	85	+ 16.4%
Median Sales Price*	\$1,420,000	\$1,907,500	+ 34.3%	\$1,275,000	\$1,680,000	+ 31.8%
Inventory of Homes for Sale	51	39	- 23.5%	--	--	--
Months Supply of Inventory	2.6	1.9	- 26.9%	--	--	--
Cumulative Days on Market Until Sale	37	28	- 24.3%	47	36	- 23.4%
Percent of Original List Price Received*	102.3%	103.8%	+ 1.5%	98.9%	102.9%	+ 4.0%
New Listings	43	46	+ 7.0%	149	144	- 3.4%

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

Condominium Properties	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	5	8	+ 60.0%	16	23	+ 43.8%
Closed Sales	3	5	+ 66.7%	16	15	- 6.3%
Median Sales Price*	\$1,222,500	\$1,230,000	+ 0.6%	\$1,210,000	\$790,000	- 34.7%
Inventory of Homes for Sale	6	3	- 50.0%	--	--	--
Months Supply of Inventory	1.3	0.7	- 46.2%	--	--	--
Cumulative Days on Market Until Sale	36	9	- 75.0%	64	26	- 59.4%
Percent of Original List Price Received*	100.7%	107.3%	+ 6.6%	96.8%	102.9%	+ 6.3%
New Listings	7	4	- 42.9%	19	23	+ 21.1%

* 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

