

# Local Market Update – May 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Waltham

### Single-Family Properties

Key Metrics	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	31	29	- 6.5%	96	93	- 3.1%
Closed Sales	22	20	- 9.1%	80	72	- 10.0%
Median Sales Price*	\$872,500	<b>\$840,000</b>	- 3.7%	\$770,000	<b>\$799,000</b>	+ 3.8%
Inventory of Homes for Sale	31	24	- 22.6%	--	--	--
Months Supply of Inventory	1.4	1.2	- 14.3%	--	--	--
Cumulative Days on Market Until Sale	27	17	- 37.0%	46	30	- 34.8%
Percent of Original List Price Received*	102.9%	<b>104.4%</b>	+ 1.5%	99.0%	<b>102.6%</b>	+ 3.6%
New Listings	33	28	- 15.2%	108	116	+ 7.4%

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

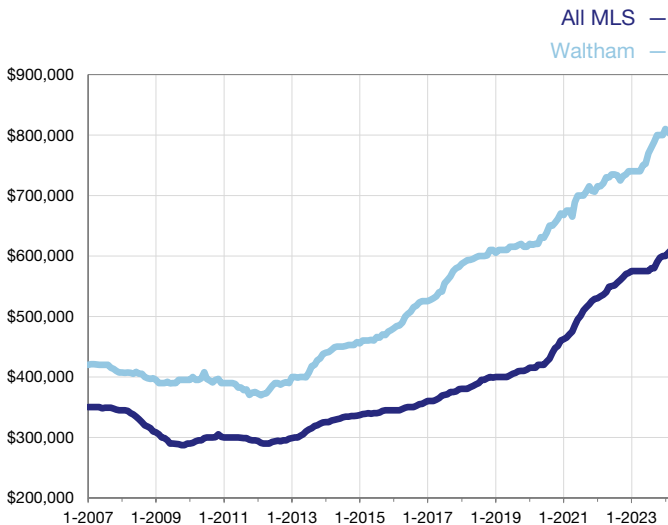
### Condominium Properties

Key Metrics	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	19	16	- 15.8%	62	77	+ 24.2%
Closed Sales	16	18	+ 12.5%	52	77	+ 48.1%
Median Sales Price*	\$655,000	<b>\$809,000</b>	+ 23.5%	\$609,250	<b>\$800,000</b>	+ 31.3%
Inventory of Homes for Sale	15	11	- 26.7%	--	--	--
Months Supply of Inventory	1.0	0.8	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	13	29	+ 123.1%	42	30	- 28.6%
Percent of Original List Price Received*	104.0%	<b>103.0%</b>	- 1.0%	98.8%	<b>100.7%</b>	+ 1.9%
New Listings	19	17	- 10.5%	68	83	+ 22.1%

\* 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

