

Local Market Update – June 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Needham

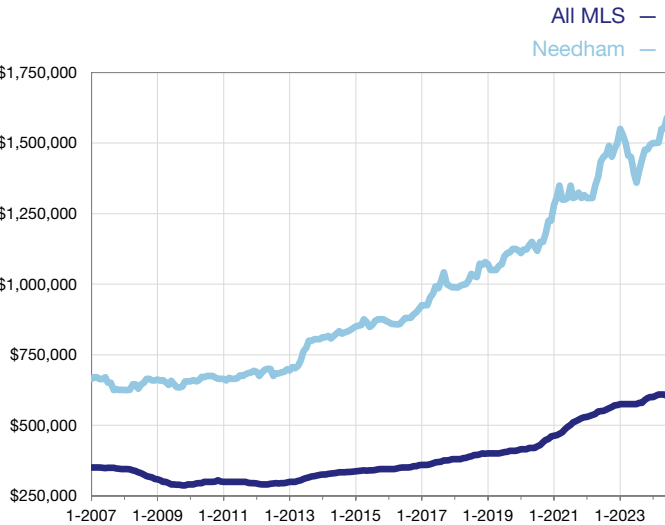
Single-Family Properties	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	34	26	- 23.5%	140	138	- 1.4%
Closed Sales	45	27	- 40.0%	118	112	- 5.1%
Median Sales Price*	\$1,475,000	\$1,752,020	+ 18.8%	\$1,350,000	\$1,712,753	+ 26.9%
Inventory of Homes for Sale	45	40	- 11.1%	--	--	--
Months Supply of Inventory	2.3	2.0	- 13.0%	--	--	--
Cumulative Days on Market Until Sale	21	38	+ 81.0%	37	36	- 2.7%
Percent of Original List Price Received*	104.9%	103.7%	- 1.1%	101.2%	103.1%	+ 1.9%
New Listings	35	30	- 14.3%	184	173	- 6.0%

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

Condominium Properties	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	7	6	- 14.3%	23	27	+ 17.4%
Closed Sales	9	4	- 55.6%	25	19	- 24.0%
Median Sales Price*	\$1,270,000	\$951,250	- 25.1%	\$1,220,000	\$790,000	- 35.2%
Inventory of Homes for Sale	6	4	- 33.3%	--	--	--
Months Supply of Inventory	1.3	1.0	- 23.1%	--	--	--
Cumulative Days on Market Until Sale	38	22	- 42.1%	54	25	- 53.7%
Percent of Original List Price Received*	101.5%	100.5%	- 1.0%	98.5%	102.4%	+ 4.0%
New Listings	7	5	- 28.6%	26	28	+ 7.7%

* 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

