

Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Waltham

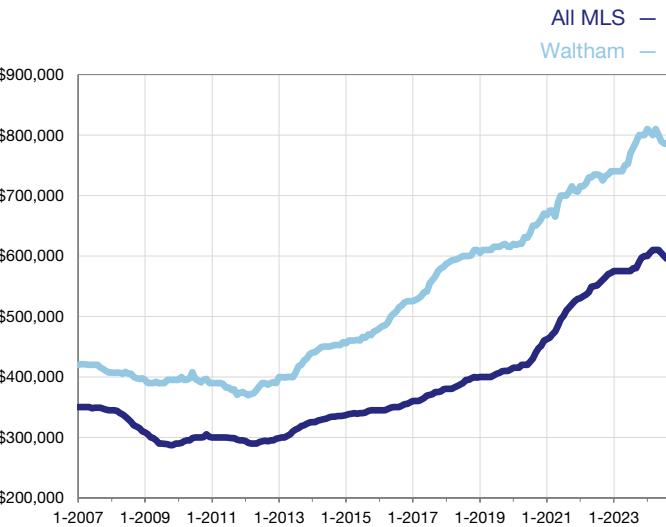
Single-Family Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	18	14	- 22.2%	158	152	- 3.8%
Closed Sales	29	20	- 31.0%	162	149	- 8.0%
Median Sales Price*	\$800,000	\$737,750	- 7.8%	\$800,000	\$805,000	+ 0.6%
Inventory of Homes for Sale	39	17	- 56.4%	--	--	--
Months Supply of Inventory	1.9	0.9	- 52.6%	--	--	--
Cumulative Days on Market Until Sale	21	23	+ 9.5%	35	31	- 11.4%
Percent of Original List Price Received*	103.8%	99.4%	- 4.2%	101.4%	102.5%	+ 1.1%
New Listings	24	12	- 50.0%	187	173	- 7.5%

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

Condominium Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	7	14	+ 100.0%	96	128	+ 33.3%
Closed Sales	8	24	+ 200.0%	97	127	+ 30.9%
Median Sales Price*	\$680,000	\$678,750	- 0.2%	\$615,000	\$730,000	+ 18.7%
Inventory of Homes for Sale	15	14	- 6.7%	--	--	--
Months Supply of Inventory	1.2	0.9	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	25	16	- 36.0%	31	24	- 22.6%
Percent of Original List Price Received*	103.0%	102.0%	- 1.0%	101.6%	101.6%	0.0%
New Listings	9	13	+ 44.4%	104	140	+ 34.6%

* 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

