

Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Needham

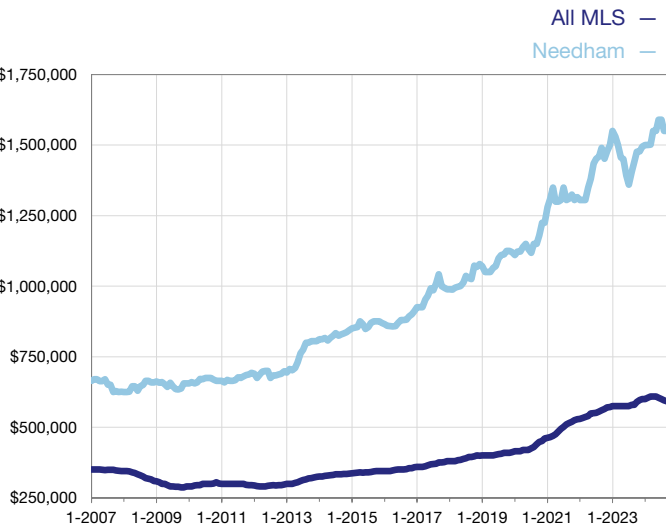
Single-Family Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	17	20	+ 17.6%	189	187	- 1.1%
Closed Sales	14	15	+ 7.1%	191	180	- 5.8%
Median Sales Price*	\$1,525,000	\$1,705,000	+ 11.8%	\$1,476,000	\$1,737,753	+ 17.7%
Inventory of Homes for Sale	42	46	+ 9.5%	--	--	--
Months Supply of Inventory	2.1	2.3	+ 9.5%	--	--	--
Cumulative Days on Market Until Sale	43	39	- 9.3%	35	35	0.0%
Percent of Original List Price Received*	103.9%	100.3%	- 3.5%	101.3%	102.6%	+ 1.3%
New Listings	28	38	+ 35.7%	240	243	+ 1.3%

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

Condominium Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	5	3	- 40.0%	36	34	- 5.6%
Closed Sales	3	0	- 100.0%	37	30	- 18.9%
Median Sales Price*	\$703,000	\$0	- 100.0%	\$1,190,000	\$812,500	- 31.7%
Inventory of Homes for Sale	6	6	0.0%	--	--	--
Months Supply of Inventory	1.3	1.6	+ 23.1%	--	--	--
Cumulative Days on Market Until Sale	7	0	- 100.0%	42	23	- 45.2%
Percent of Original List Price Received*	103.4%	0.0%	- 100.0%	99.8%	102.2%	+ 2.4%
New Listings	3	5	+ 66.7%	40	38	- 5.0%

* 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

