

Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Waltham

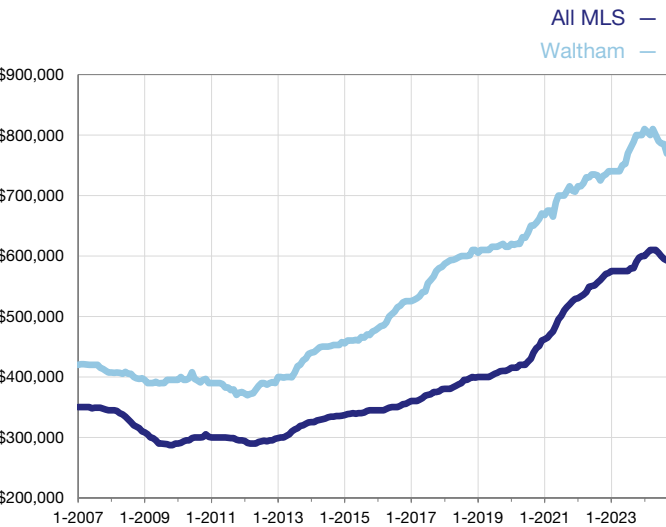
Single-Family Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	26	20	- 23.1%	184	169	- 8.2%
Closed Sales	17	12	- 29.4%	179	161	- 10.1%
Median Sales Price*	\$925,000	\$692,500	- 25.1%	\$810,000	\$800,000	- 1.2%
Inventory of Homes for Sale	39	34	- 12.8%	--	--	--
Months Supply of Inventory	1.9	1.8	- 5.3%	--	--	--
Cumulative Days on Market Until Sale	25	39	+ 56.0%	34	32	- 5.9%
Percent of Original List Price Received*	101.8%	93.2%	- 8.4%	101.5%	101.8%	+ 0.3%
New Listings	28	42	+ 50.0%	215	213	- 0.9%

* 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	11	21	+ 90.9%	107	144	+ 34.6%
Closed Sales	12	11	- 8.3%	109	138	+ 26.6%
Median Sales Price*	\$657,500	\$480,000	- 27.0%	\$615,000	\$720,000	+ 17.1%
Inventory of Homes for Sale	31	17	- 45.2%	--	--	--
Months Supply of Inventory	2.4	1.1	- 54.2%	--	--	--
Cumulative Days on Market Until Sale	23	21	- 8.7%	30	24	- 20.0%
Percent of Original List Price Received*	101.2%	98.7%	- 2.5%	101.5%	101.4%	- 0.1%
New Listings	28	23	- 17.9%	132	163	+ 23.5%

* 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

