

Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Waltham

Single-Family Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	29	34	+ 17.2%	213	199	- 6.6%
Closed Sales	25	24	- 4.0%	204	185	- 9.3%
Median Sales Price*	\$851,000	\$807,000	- 5.2%	\$830,000	\$800,000	- 3.6%
Inventory of Homes for Sale	36	25	- 30.6%	--	--	--
Months Supply of Inventory	1.7	1.3	- 23.5%	--	--	--
Cumulative Days on Market Until Sale	30	21	- 30.0%	34	30	- 11.8%
Percent of Original List Price Received*	98.5%	100.7%	+ 2.2%	101.1%	101.7%	+ 0.6%
New Listings	30	21	- 30.0%	245	234	- 4.5%

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

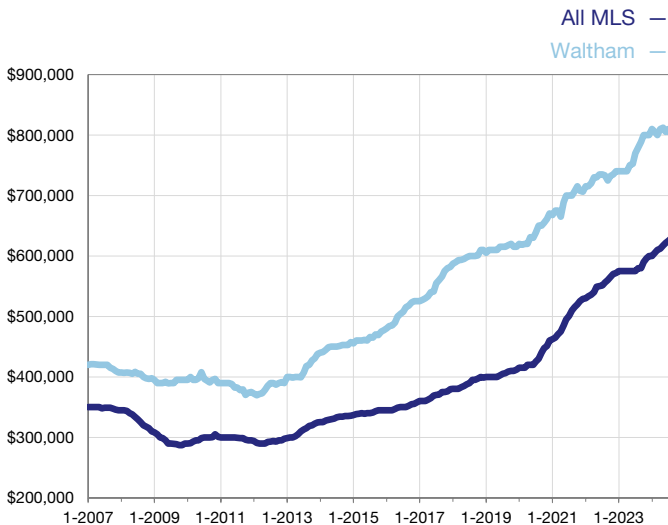
Condominium Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	23	19	- 17.4%	130	160	+ 23.1%
Closed Sales	9	18	+ 100.0%	118	156	+ 32.2%
Median Sales Price*	\$709,000	\$632,500	- 10.8%	\$622,500	\$718,000	+ 15.3%
Inventory of Homes for Sale	28	24	- 14.3%	--	--	--
Months Supply of Inventory	2.1	1.5	- 28.6%	--	--	--
Cumulative Days on Market Until Sale	17	42	+ 147.1%	29	26	- 10.3%
Percent of Original List Price Received*	100.7%	99.4%	- 1.3%	101.5%	101.1%	- 0.4%
New Listings	23	24	+ 4.3%	155	188	+ 21.3%

* 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

