

# Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Needham

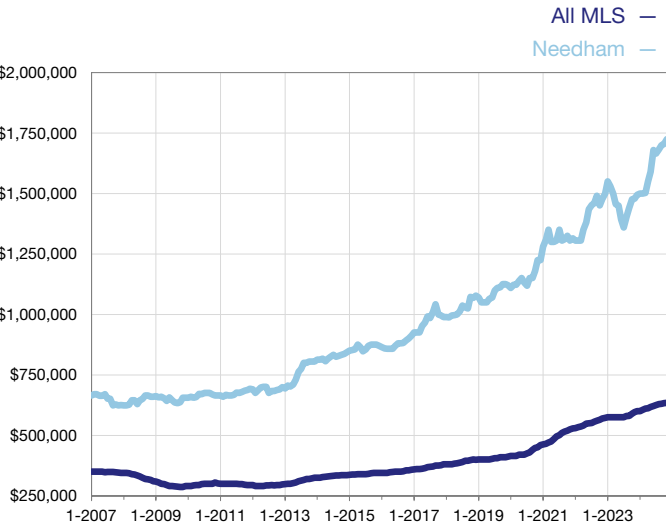
Single-Family Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	17	19	+ 11.8%	226	220	- 2.7%
Closed Sales	19	22	+ 15.8%	227	212	- 6.6%
Median Sales Price*	\$1,550,000	\$1,494,000	- 3.6%	\$1,480,000	\$1,681,000	+ 13.6%
Inventory of Homes for Sale	27	43	+ 59.3%	--	--	--
Months Supply of Inventory	1.3	2.2	+ 69.2%	--	--	--
Cumulative Days on Market Until Sale	34	35	+ 2.9%	35	38	+ 8.6%
Percent of Original List Price Received*	101.3%	100.1%	- 1.2%	101.3%	102.3%	+ 1.0%
New Listings	12	13	+ 8.3%	273	286	+ 4.8%

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

Condominium Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	1	1	0.0%	42	38	- 9.5%
Closed Sales	4	3	- 25.0%	46	36	- 21.7%
Median Sales Price*	\$1,515,000	\$375,000	- 75.2%	\$1,185,000	\$700,000	- 40.9%
Inventory of Homes for Sale	5	4	- 20.0%	--	--	--
Months Supply of Inventory	1.3	1.1	- 15.4%	--	--	--
Cumulative Days on Market Until Sale	73	66	- 9.6%	46	27	- 41.3%
Percent of Original List Price Received*	95.3%	97.8%	+ 2.6%	99.3%	101.6%	+ 2.3%
New Listings	2	1	- 50.0%	45	42	- 6.7%

\* 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

