

Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Waltham

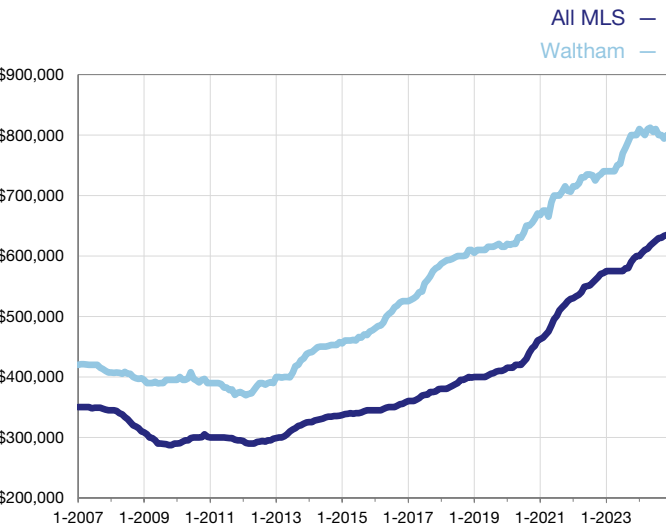
Single-Family Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	24	19	- 20.8%	237	217	- 8.4%
Closed Sales	29	21	- 27.6%	233	206	- 11.6%
Median Sales Price*	\$740,000	\$875,000	+ 18.2%	\$810,000	\$812,500	+ 0.3%
Inventory of Homes for Sale	20	23	+ 15.0%	--	--	--
Months Supply of Inventory	1.0	1.2	+ 20.0%	--	--	--
Cumulative Days on Market Until Sale	28	42	+ 50.0%	33	31	- 6.1%
Percent of Original List Price Received*	101.5%	98.8%	- 2.7%	101.1%	101.4%	+ 0.3%
New Listings	10	17	+ 70.0%	255	252	- 1.2%

* 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	11	20	+ 81.8%	141	176	+ 24.8%
Closed Sales	22	8	- 63.6%	140	164	+ 17.1%
Median Sales Price*	\$572,500	\$744,950	+ 30.1%	\$617,500	\$720,000	+ 16.6%
Inventory of Homes for Sale	32	15	- 53.1%	--	--	--
Months Supply of Inventory	2.5	0.9	- 64.0%	--	--	--
Cumulative Days on Market Until Sale	20	44	+ 120.0%	27	27	0.0%
Percent of Original List Price Received*	100.8%	99.2%	- 1.6%	101.4%	101.1%	- 0.3%
New Listings	16	9	- 43.8%	171	197	+ 15.2%

* 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

