

# Local Market Update – December 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Needham

### Single-Family Properties

Key Metrics	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	12	15	+ 25.0%	238	232	- 2.5%
Closed Sales	20	14	- 30.0%	247	227	- 8.1%
Median Sales Price*	\$1,872,500	\$1,950,000	+ 4.1%	\$1,495,000	\$1,700,000	+ 13.7%
Inventory of Homes for Sale	22	25	+ 13.6%	--	--	--
Months Supply of Inventory	1.1	1.3	+ 18.2%	--	--	--
Cumulative Days on Market Until Sale	78	51	- 34.6%	39	39	0.0%
Percent of Original List Price Received*	99.2%	96.2%	- 3.0%	101.2%	101.9%	+ 0.7%
New Listings	11	7	- 36.4%	284	291	+ 2.5%

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

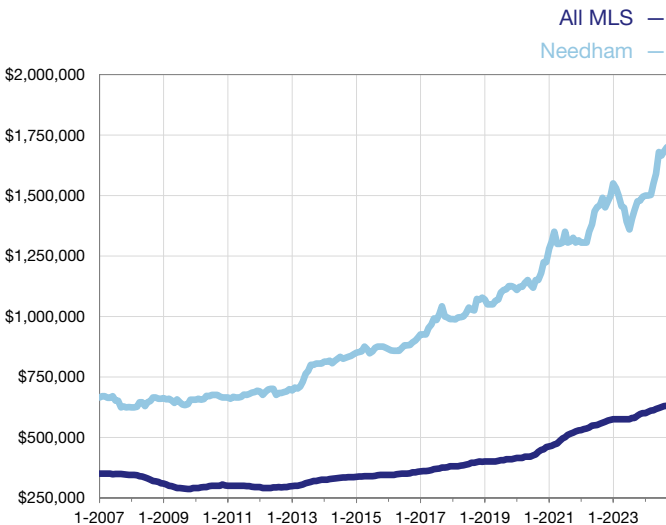
### Condominium Properties

Key Metrics	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	1	2	+ 100.0%	43	40	- 7.0%
Closed Sales	4	0	- 100.0%	50	36	- 28.0%
Median Sales Price*	\$897,500	\$0	- 100.0%	\$1,137,500	\$700,000	- 38.5%
Inventory of Homes for Sale	5	3	- 40.0%	--	--	--
Months Supply of Inventory	1.4	0.8	- 42.9%	--	--	--
Cumulative Days on Market Until Sale	42	0	- 100.0%	46	27	- 41.3%
Percent of Original List Price Received*	97.6%	0.0%	- 100.0%	99.1%	101.6%	+ 2.5%
New Listings	2	2	0.0%	47	46	- 2.1%

\* 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

