

# Local Market Update – December 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Waltham

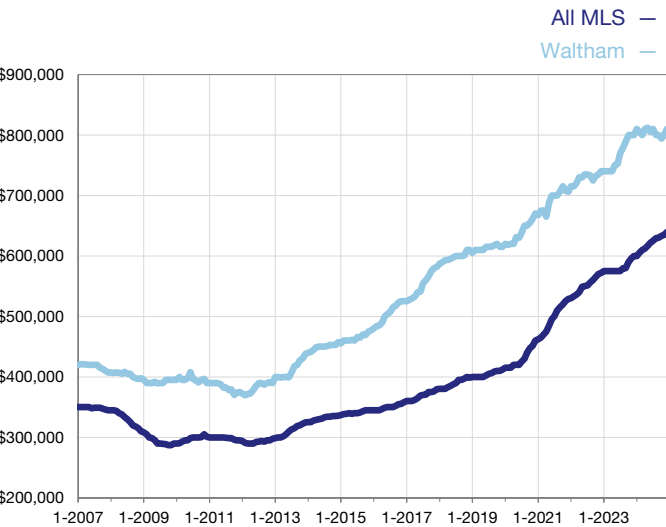
Single-Family Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	8	14	+ 75.0%	245	230	- 6.1%
Closed Sales	19	21	+ 10.5%	252	227	- 9.9%
Median Sales Price*	\$755,000	\$775,000	+ 2.6%	\$800,000	\$810,000	+ 1.3%
Inventory of Homes for Sale	16	15	- 6.3%	--	--	--
Months Supply of Inventory	0.8	0.8	0.0%	--	--	--
Cumulative Days on Market Until Sale	38	28	- 26.3%	33	31	- 6.1%
Percent of Original List Price Received*	97.0%	98.4%	+ 1.4%	100.8%	101.1%	+ 0.3%
New Listings	8	8	0.0%	263	260	- 1.1%

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

Condominium Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	15	14	- 6.7%	156	186	+ 19.2%
Closed Sales	13	16	+ 23.1%	153	181	+ 18.3%
Median Sales Price*	\$805,000	\$670,763	- 16.7%	\$627,500	\$707,000	+ 12.7%
Inventory of Homes for Sale	12	10	- 16.7%	--	--	--
Months Supply of Inventory	0.9	0.6	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	30	23	- 23.3%	28	27	- 3.6%
Percent of Original List Price Received*	99.3%	101.1%	+ 1.8%	101.2%	101.0%	- 0.2%
New Listings	2	9	+ 350.0%	173	204	+ 17.9%

\* 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

