

# Local Market Update – January 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Needham

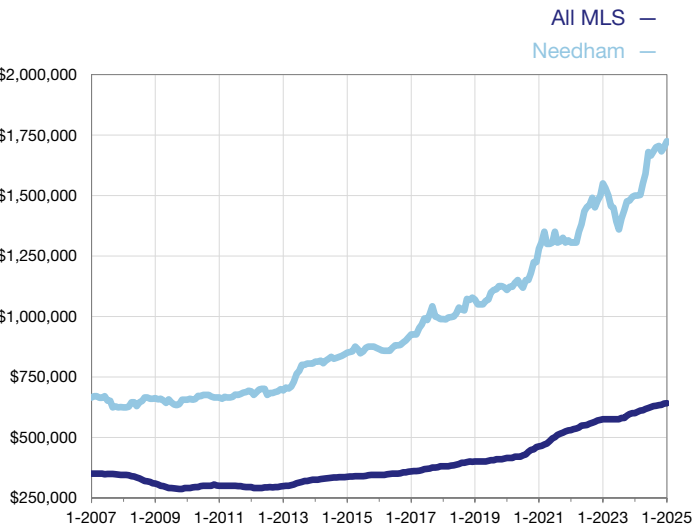
Single-Family Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	11	17	+ 54.5%	11	17	+ 54.5%
Closed Sales	12	14	+ 16.7%	12	14	+ 16.7%
Median Sales Price*	\$1,645,000	\$1,900,000	+ 15.5%	\$1,645,000	\$1,900,000	+ 15.5%
Inventory of Homes for Sale	29	28	- 3.4%	--	--	--
Months Supply of Inventory	1.4	1.4	0.0%	--	--	--
Cumulative Days on Market Until Sale	53	69	+ 30.2%	53	69	+ 30.2%
Percent of Original List Price Received*	99.2%	98.0%	- 1.2%	99.2%	98.0%	- 1.2%
New Listings	18	23	+ 27.8%	18	23	+ 27.8%

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

Condominium Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	2	3	+ 50.0%	2	3	+ 50.0%
Closed Sales	1	3	+ 200.0%	1	3	+ 200.0%
Median Sales Price*	\$400,000	\$1,149,000	+ 187.3%	\$400,000	\$1,149,000	+ 187.3%
Inventory of Homes for Sale	7	3	- 57.1%	--	--	--
Months Supply of Inventory	1.3	2.3	+ 76.9%	--	--	--
Cumulative Days on Market Until Sale	41	60	+ 46.3%	41	60	+ 46.3%
Percent of Original List Price Received*	97.6%	97.9%	+ 0.3%	97.6%	97.9%	+ 0.3%
New Listings	4	2	- 50.0%	4	2	- 50.0%

\* 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

