

Local Market Update – January 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Waltham

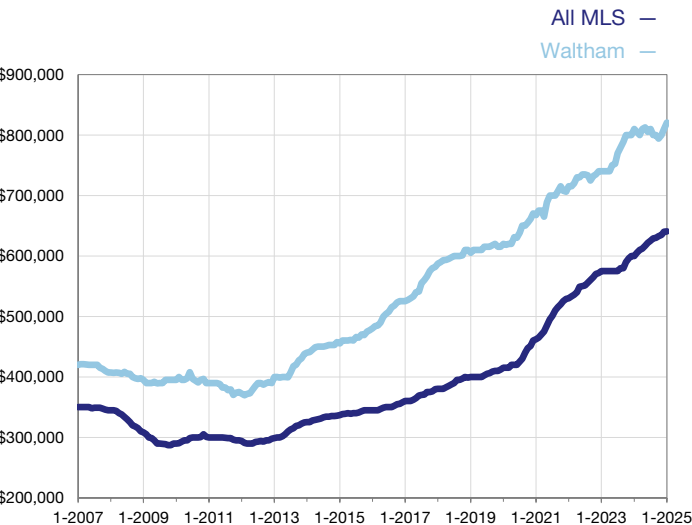
Single-Family Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	10	12	+ 20.0%	10	12	+ 20.0%
Closed Sales	7	16	+ 128.6%	7	16	+ 128.6%
Median Sales Price*	\$720,000	\$824,000	+ 14.4%	\$720,000	\$824,000	+ 14.4%
Inventory of Homes for Sale	20	16	- 20.0%	--	--	--
Months Supply of Inventory	1.0	0.8	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	25	33	+ 32.0%	25	33	+ 32.0%
Percent of Original List Price Received*	101.2%	101.9%	+ 0.7%	101.2%	101.9%	+ 0.7%
New Listings	17	17	0.0%	17	17	0.0%

* 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	17	17	0.0%	17	17	0.0%
Closed Sales	11	12	+ 9.1%	11	12	+ 9.1%
Median Sales Price*	\$580,000	\$755,000	+ 30.2%	\$580,000	\$755,000	+ 30.2%
Inventory of Homes for Sale	12	20	+ 66.7%	--	--	--
Months Supply of Inventory	2.5	1.3	- 48.0%	--	--	--
Cumulative Days on Market Until Sale	44	57	+ 29.5%	44	57	+ 29.5%
Percent of Original List Price Received*	97.9%	100.0%	+ 2.1%	97.9%	100.0%	+ 2.1%
New Listings	19	26	+ 36.8%	19	26	+ 36.8%

* 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

