

Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Needham

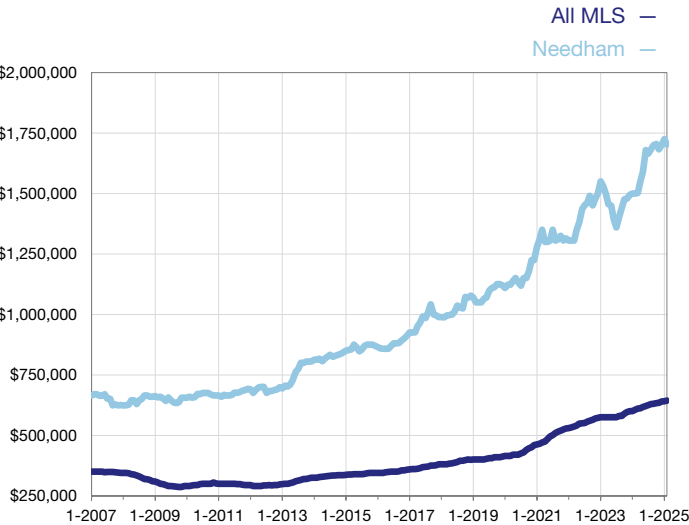
Single-Family Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	17	18	+ 5.9%	28	35	+ 25.0%
Closed Sales	4	13	+ 225.0%	16	27	+ 68.8%
Median Sales Price*	\$1,186,111	\$1,630,000	+ 37.4%	\$1,570,000	\$1,685,000	+ 7.3%
Inventory of Homes for Sale	35	31	- 11.4%	--	--	--
Months Supply of Inventory	1.7	1.6	- 5.9%	--	--	--
Cumulative Days on Market Until Sale	25	40	+ 60.0%	46	55	+ 19.6%
Percent of Original List Price Received*	110.0%	98.3%	- 10.6%	101.9%	98.1%	- 3.7%
New Listings	26	23	- 11.5%	44	46	+ 4.5%

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

Condominium Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	6	1	- 83.3%	8	4	- 50.0%
Closed Sales	2	2	0.0%	3	5	+ 66.7%
Median Sales Price*	\$885,000	\$1,542,500	+ 74.3%	\$825,000	\$1,357,000	+ 64.5%
Inventory of Homes for Sale	1	6	+ 500.0%	--	--	--
Months Supply of Inventory	0.3	1.8	+ 500.0%	--	--	--
Cumulative Days on Market Until Sale	39	46	+ 17.9%	39	54	+ 38.5%
Percent of Original List Price Received*	100.6%	96.5%	- 4.1%	99.6%	97.3%	- 2.3%
New Listings	1	7	+ 600.0%	5	8	+ 60.0%

* 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

