

Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Waltham

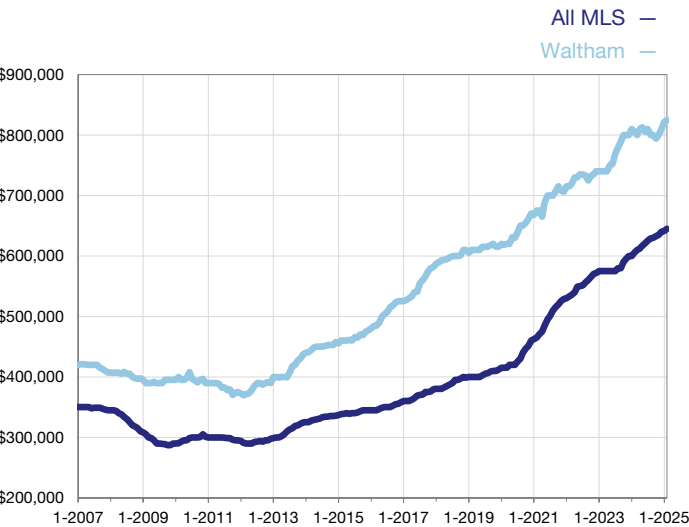
Single-Family Properties				February			Year to Date		
Key Metrics				2024	2025	+ / -	2024	2025	+ / -
Pending Sales				14	15	+ 7.1%	24	26	+ 8.3%
Closed Sales				14	8	- 42.9%	21	24	+ 14.3%
Median Sales Price*				\$712,500	\$1,050,000	+ 47.4%	\$720,000	\$910,000	+ 26.4%
Inventory of Homes for Sale				23	16	- 30.4%	--	--	--
Months Supply of Inventory				1.1	0.8	- 27.3%	--	--	--
Cumulative Days on Market Until Sale				82	44	- 46.3%	63	37	- 41.3%
Percent of Original List Price Received*				95.5%	102.1%	+ 6.9%	97.4%	101.9%	+ 4.6%
New Listings				20	13	- 35.0%	37	30	- 18.9%

* 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		
Key Metrics				2024	2025	+ / -	2024	2025	+ / -
Pending Sales				13	29	+ 123.1%	30	41	+ 36.7%
Closed Sales				22	17	- 22.7%	33	29	- 12.1%
Median Sales Price*				\$820,000	\$675,000	- 17.7%	\$805,000	\$740,000	- 8.1%
Inventory of Homes for Sale				12	20	+ 66.7%	--	--	--
Months Supply of Inventory				0.9	1.2	+ 33.3%	--	--	--
Cumulative Days on Market Until Sale				30	27	- 10.0%	35	39	+ 11.4%
Percent of Original List Price Received*				99.3%	101.1%	+ 1.8%	98.8%	100.7%	+ 1.9%
New Listings				14	25	+ 78.6%	33	51	+ 54.5%

* 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

