

Needham

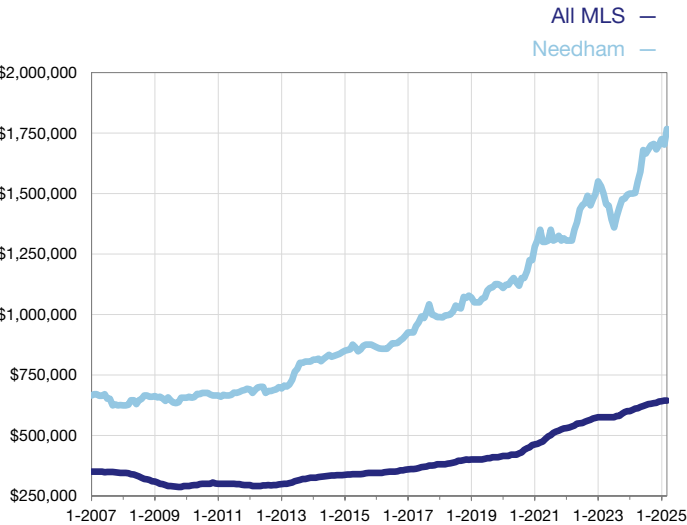
Single-Family Properties	March			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	22	29	+ 31.8%	50	63	+ 26.0%
Closed Sales	16	20	+ 25.0%	32	47	+ 46.9%
Median Sales Price*	\$1,405,000	\$2,500,000	+ 77.9%	\$1,495,000	\$1,950,000	+ 30.4%
Inventory of Homes for Sale	28	35	+ 25.0%	--	--	--
Months Supply of Inventory	1.4	1.7	+ 21.4%	--	--	--
Cumulative Days on Market Until Sale	42	85	+ 102.4%	44	68	+ 54.5%
Percent of Original List Price Received*	103.7%	97.8%	- 5.7%	102.8%	98.0%	- 4.7%
New Listings	18	35	+ 94.4%	62	80	+ 29.0%

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

Condominium Properties	March			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	2	6	+ 200.0%	10	10	0.0%
Closed Sales	4	3	- 25.0%	7	8	+ 14.3%
Median Sales Price*	\$755,000	\$1,740,000	+ 130.5%	\$790,000	\$1,507,500	+ 90.8%
Inventory of Homes for Sale	3	2	- 33.3%	--	--	--
Months Supply of Inventory	0.8	0.5	- 37.5%	--	--	--
Cumulative Days on Market Until Sale	28	10	- 64.3%	33	38	+ 15.2%
Percent of Original List Price Received*	100.9%	101.4%	+ 0.5%	100.3%	98.8%	- 1.5%
New Listings	4	3	- 25.0%	9	10	+ 11.1%

* 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

