

# Needham

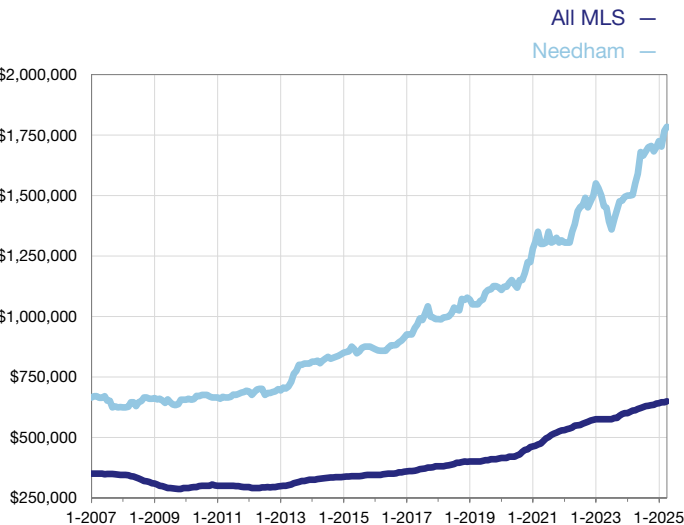
Single-Family Properties				Year to Date		
Key Metrics	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	27	29	+ 7.4%	77	91	+ 18.2%
Closed Sales	21	19	- 9.5%	53	67	+ 26.4%
Median Sales Price*	\$1,530,000	\$2,300,000	+ 50.3%	\$1,501,000	\$2,000,000	+ 33.2%
Inventory of Homes for Sale	35	59	+ 68.6%	--	--	--
Months Supply of Inventory	1.7	2.9	+ 70.6%	--	--	--
Cumulative Days on Market Until Sale	36	47	+ 30.6%	41	61	+ 48.8%
Percent of Original List Price Received*	101.6%	104.4%	+ 2.8%	102.3%	100.1%	- 2.2%
New Listings	36	55	+ 52.8%	98	135	+ 37.8%

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

Condominium Properties				Year to Date		
Key Metrics	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	4	5	+ 25.0%	14	15	+ 7.1%
Closed Sales	3	4	+ 33.3%	10	12	+ 20.0%
Median Sales Price*	\$600,000	\$759,500	+ 26.6%	\$755,000	\$1,348,000	+ 78.5%
Inventory of Homes for Sale	9	5	- 44.4%	--	--	--
Months Supply of Inventory	2.3	1.3	- 43.5%	--	--	--
Cumulative Days on Market Until Sale	38	28	- 26.3%	34	34	0.0%
Percent of Original List Price Received*	101.8%	99.0%	- 2.8%	100.8%	98.9%	- 1.9%
New Listings	10	8	- 20.0%	19	19	0.0%

\* 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

