## Local Market Update – April 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## **Needham**

Single-Family Properties	April			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		April			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.

## All MLS -Needham \$2,000,000 \$1,750,000 \$1,500,000 \$1,250,000 \$1,000,000 \$750,000 \$500,000 \$250,000 1-2007 1-2009 1-2011 1-2013 1-2015 1-2017 1-2019 1-2021 1-2023 1-2025

## Median Sales Price - Single-Family Properties Rolling 12-Month Calculation

Rolling 12-Month Calculation

Median Sales Price - Condominium Properties



