

Needham

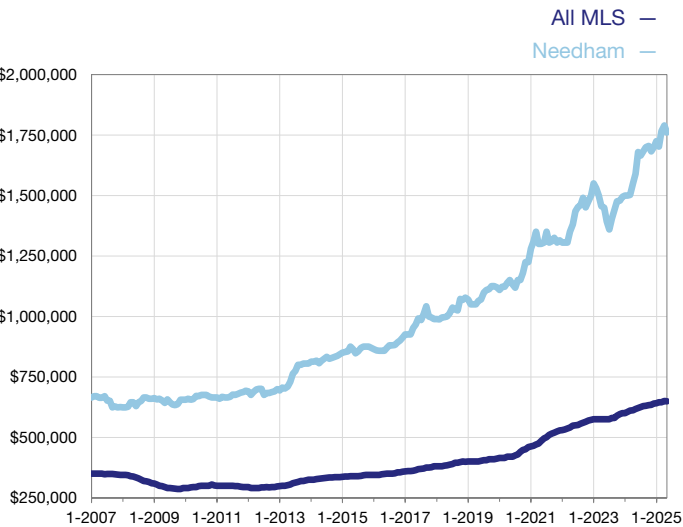
Single-Family Properties				Year to Date		
Key Metrics	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	33	37	+ 12.1%	110	124	+ 12.7%
Closed Sales	32	25	- 21.9%	85	92	+ 8.2%
Median Sales Price*	\$1,907,500	\$1,755,000	- 8.0%	\$1,680,000	\$1,877,500	+ 11.8%
Inventory of Homes for Sale	43	68	+ 58.1%	--	--	--
Months Supply of Inventory	2.1	3.4	+ 61.9%	--	--	--
Cumulative Days on Market Until Sale	28	42	+ 50.0%	36	56	+ 55.6%
Percent of Original List Price Received*	103.8%	104.9%	+ 1.1%	102.9%	101.4%	- 1.5%
New Listings	44	47	+ 6.8%	142	181	+ 27.5%

* 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	7	3	- 57.1%	21	18	- 14.3%
Closed Sales	5	4	- 20.0%	15	16	+ 6.7%
Median Sales Price*	\$1,230,000	\$872,500	- 29.1%	\$790,000	\$1,099,500	+ 39.2%
Inventory of Homes for Sale	5	5	0.0%	--	--	--
Months Supply of Inventory	1.3	1.4	+ 7.7%	--	--	--
Cumulative Days on Market Until Sale	9	9	0.0%	26	28	+ 7.7%
Percent of Original List Price Received*	107.3%	103.0%	- 4.0%	102.9%	99.9%	- 2.9%
New Listings	4	3	- 25.0%	23	21	- 8.7%

* 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

