

Needham

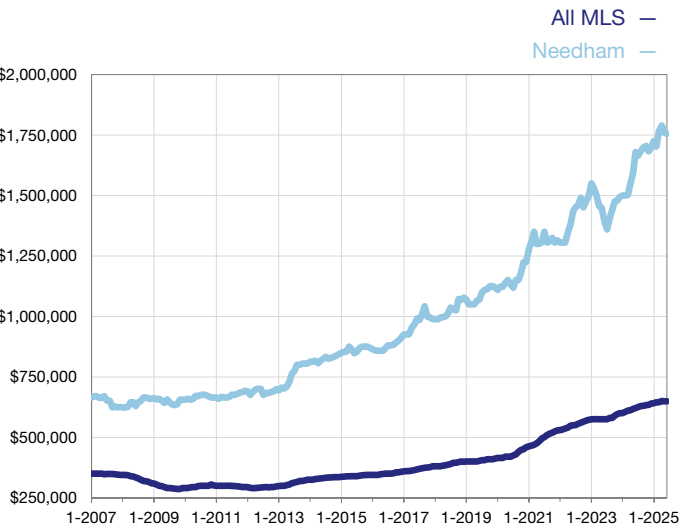
Single-Family Properties	June			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	25	39	+ 56.0%	135	163	+ 20.7%
Closed Sales	27	31	+ 14.8%	112	123	+ 9.8%
Median Sales Price*	\$1,752,020	\$1,656,000	- 5.5%	\$1,712,753	\$1,800,000	+ 5.1%
Inventory of Homes for Sale	42	51	+ 21.4%	--	--	--
Months Supply of Inventory	2.2	2.4	+ 9.1%	--	--	--
Cumulative Days on Market Until Sale	38	20	- 47.4%	36	47	+ 30.6%
Percent of Original List Price Received*	103.7%	103.6%	- 0.1%	103.1%	102.0%	- 1.1%
New Listings	29	33	+ 13.8%	171	214	+ 25.1%

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

Condominium Properties	June			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	6	2	- 66.7%	27	19	- 29.6%
Closed Sales	5	5	0.0%	20	21	+ 5.0%
Median Sales Price*	\$552,500	\$1,100,000	+ 99.1%	\$755,000	\$1,100,000	+ 45.7%
Inventory of Homes for Sale	5	10	+ 100.0%	--	--	--
Months Supply of Inventory	1.3	3.3	+ 153.8%	--	--	--
Cumulative Days on Market Until Sale	24	14	- 41.7%	25	25	0.0%
Percent of Original List Price Received*	100.3%	101.6%	+ 1.3%	102.3%	100.3%	- 2.0%
New Listings	6	7	+ 16.7%	29	28	- 3.4%

* 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

