

Waltham

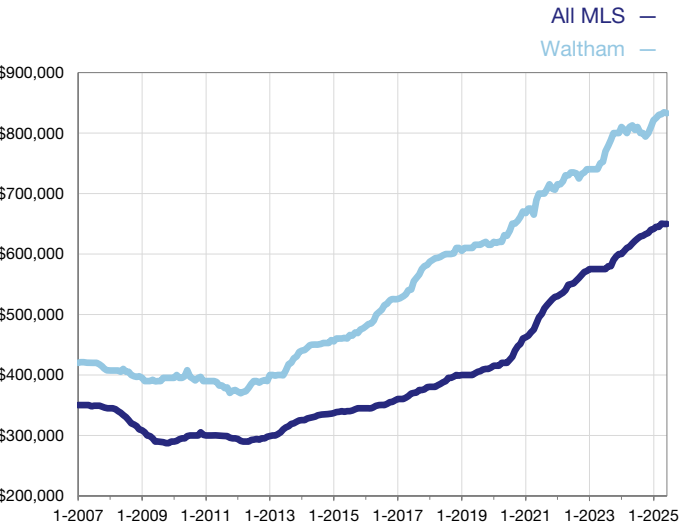
Single-Family Properties	June			Year to Date		
	2024	2025	+ / –	2024	2025	+ / –
Key Metrics						
Pending Sales	26	26	0.0%	116	117	+ 0.9%
Closed Sales	33	19	- 42.4%	105	98	- 6.7%
Median Sales Price*	\$836,000	\$866,900	+ 3.7%	\$815,000	\$890,000	+ 9.2%
Inventory of Homes for Sale	30	26	- 13.3%	--	--	--
Months Supply of Inventory	1.5	1.4	- 6.7%	--	--	--
Cumulative Days on Market Until Sale	40	37	- 7.5%	33	32	- 3.0%
Percent of Original List Price Received*	104.9%	99.9%	- 4.8%	103.3%	102.7%	- 0.6%
New Listings	28	25	- 10.7%	143	146	+ 2.1%

* 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	20	20	0.0%	96	117	+ 21.9%
Closed Sales	9	19	+ 111.1%	86	101	+ 17.4%
Median Sales Price*	\$665,000	\$585,000	- 12.0%	\$758,500	\$671,000	- 11.5%
Inventory of Homes for Sale	24	16	- 33.3%	--	--	--
Months Supply of Inventory	1.7	0.9	- 47.1%	--	--	--
Cumulative Days on Market Until Sale	24	18	- 25.0%	29	28	- 3.4%
Percent of Original List Price Received*	102.0%	102.0%	0.0%	100.8%	101.3%	+ 0.5%
New Listings	31	12	- 61.3%	115	128	+ 11.3%

* 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

