

# Needham

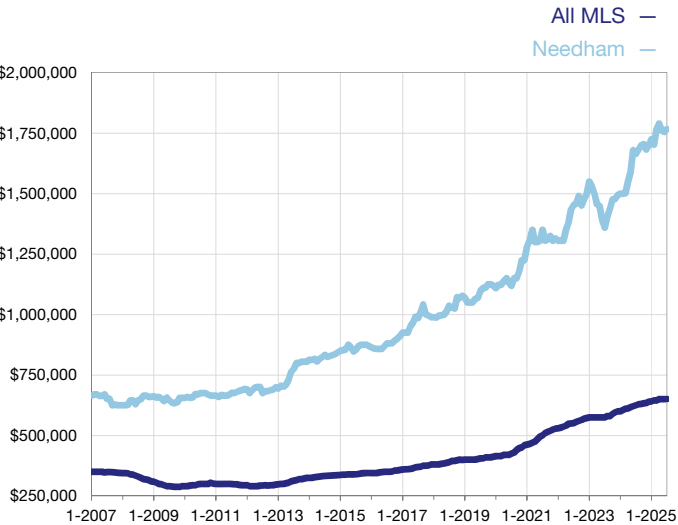
Single-Family Properties	July			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	16	21	+ 31.3%	151	179	+ 18.5%
Closed Sales	29	35	+ 20.7%	141	158	+ 12.1%
Median Sales Price*	\$1,455,000	\$1,725,000	+ 18.6%	\$1,680,000	\$1,785,000	+ 6.3%
Inventory of Homes for Sale	37	45	+ 21.6%	--	--	--
Months Supply of Inventory	1.9	2.1	+ 10.5%	--	--	--
Cumulative Days on Market Until Sale	21	31	+ 47.6%	33	43	+ 30.3%
Percent of Original List Price Received*	104.2%	100.9%	- 3.2%	103.3%	101.7%	- 1.5%
New Listings	17	15	- 11.8%	188	229	+ 21.8%

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

Condominium Properties	July			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	4	4	0.0%	31	23	- 25.8%
Closed Sales	7	2	- 71.4%	27	23	- 14.8%
Median Sales Price*	\$800,000	\$1,006,250	+ 25.8%	\$790,000	\$1,100,000	+ 39.2%
Inventory of Homes for Sale	3	10	+ 233.3%	--	--	--
Months Supply of Inventory	0.8	3.3	+ 312.5%	--	--	--
Cumulative Days on Market Until Sale	20	13	- 35.0%	24	24	0.0%
Percent of Original List Price Received*	101.0%	101.3%	+ 0.3%	101.9%	100.4%	- 1.5%
New Listings	2	6	+ 200.0%	31	34	+ 9.7%

\* 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

