

Waltham

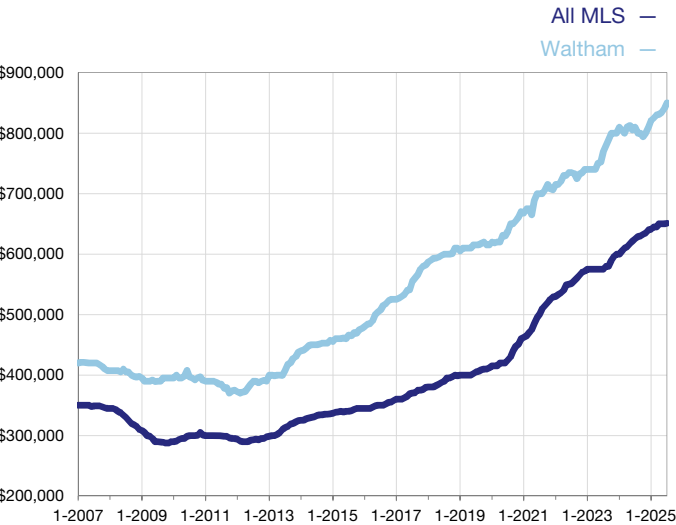
Single-Family Properties	July			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	22	19	- 13.6%	138	132	- 4.3%
Closed Sales	24	25	+ 4.2%	129	123	- 4.7%
Median Sales Price*	\$880,500	\$940,000	+ 6.8%	\$825,000	\$900,000	+ 9.1%
Inventory of Homes for Sale	22	29	+ 31.8%	--	--	--
Months Supply of Inventory	1.1	1.6	+ 45.5%	--	--	--
Cumulative Days on Market Until Sale	27	23	- 14.8%	32	30	- 6.3%
Percent of Original List Price Received*	101.5%	101.7%	+ 0.2%	103.0%	102.5%	- 0.5%
New Listings	18	19	+ 5.6%	161	166	+ 3.1%

* 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	17	14	- 17.6%	113	125	+ 10.6%
Closed Sales	18	17	- 5.6%	104	118	+ 13.5%
Median Sales Price*	\$570,100	\$740,000	+ 29.8%	\$740,000	\$677,000	- 8.5%
Inventory of Homes for Sale	20	26	+ 30.0%	--	--	--
Months Supply of Inventory	1.3	1.6	+ 23.1%	--	--	--
Cumulative Days on Market Until Sale	13	36	+ 176.9%	26	29	+ 11.5%
Percent of Original List Price Received*	105.0%	97.1%	- 7.5%	101.5%	100.7%	- 0.8%
New Listings	13	25	+ 92.3%	128	151	+ 18.0%

* 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

