

Local Market Update – August 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Needham

Single-Family Properties

Key Metrics	August			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	14	14	0.0%	165	192	+ 16.4%
Closed Sales	24	30	+ 25.0%	165	188	+ 13.9%
Median Sales Price*	\$2,230,000	\$2,037,500	- 8.6%	\$1,752,020	\$1,822,500	+ 4.0%
Inventory of Homes for Sale	37	35	- 5.4%	--	--	--
Months Supply of Inventory	1.9	1.6	- 15.8%	--	--	--
Cumulative Days on Market Until Sale	44	53	+ 20.5%	35	47	+ 34.3%
Percent of Original List Price Received*	100.1%	97.4%	- 2.7%	102.9%	101.0%	- 1.8%
New Listings	17	9	- 47.1%	205	238	+ 16.1%

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

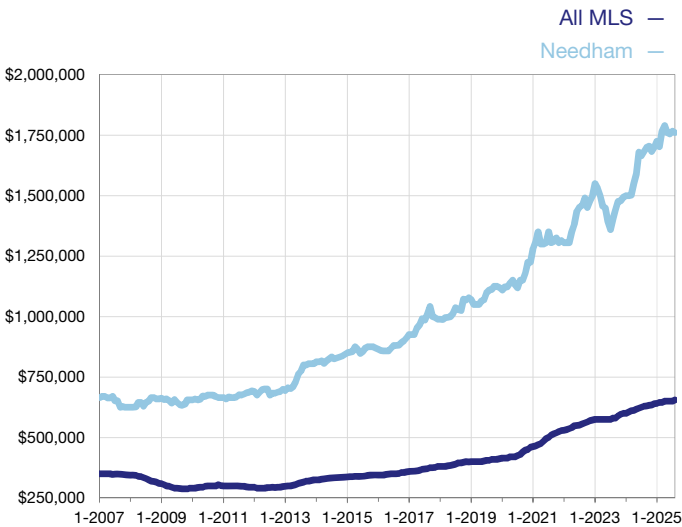
Condominium Properties

Key Metrics	August			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	0	6	--	31	27	- 12.9%
Closed Sales	4	3	- 25.0%	31	26	- 16.1%
Median Sales Price*	\$1,080,000	\$400,000	- 63.0%	\$800,000	\$977,500	+ 22.2%
Inventory of Homes for Sale	5	7	+ 40.0%	--	--	--
Months Supply of Inventory	1.3	2.3	+ 76.9%	--	--	--
Cumulative Days on Market Until Sale	20	34	+ 70.0%	24	25	+ 4.2%
Percent of Original List Price Received*	103.6%	96.8%	- 6.6%	102.2%	100.0%	- 2.2%
New Listings	2	4	+ 100.0%	33	38	+ 15.2%

* 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

