Local Market Update – November 2025

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Needham

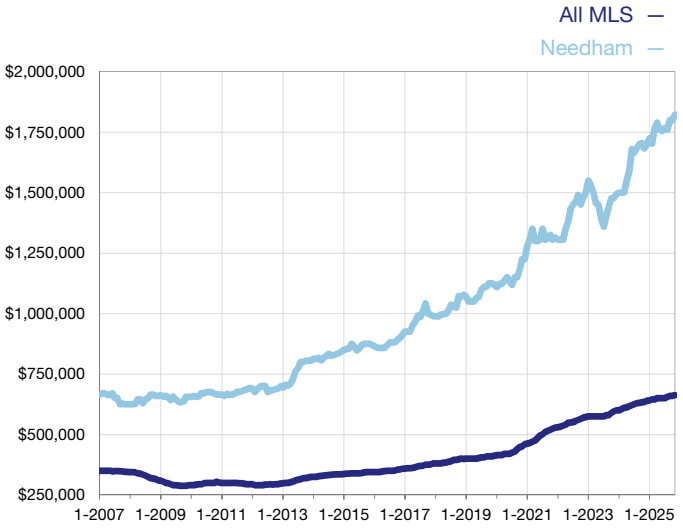
Single-Family Properties	November			Year to Date		
Key Metrics	**2024**	**2025**	**+ / –**	**2024**	**2025**	**+ / –**
Pending Sales	16	**9**	- 43.8%	216	**243**	+ 12.5%
Closed Sales	23	**16**	- 30.4%	213	**238**	+ 11.7%
Median Sales Price*	$1,449,000	**$1,803,750**	+ 24.5%	$1,680,000	**$1,800,000**	+ 7.1%
Inventory of Homes for Sale	50	**44**	- 12.0%	--	--	--
Months Supply of Inventory	2.6	**2.1**	- 19.2%	--	--	--
Cumulative Days on Market Until Sale	34	**46**	+ 35.3%	38	**47**	+ 23.7%
Percent of Original List Price Received*	100.2%	**98.8%**	- 1.4%	102.3%	**100.4%**	- 1.9%
New Listings	13	**16**	+ 23.1%	283	**320**	+ 13.1%

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

Condominium Properties	November			Year to Date		
Key Metrics	**2024**	**2025**	**+ / –**	**2024**	**2025**	**+ / –**
Pending Sales	1	**1**	0.0%	38	**34**	- 10.5%
Closed Sales	3	**1**	- 66.7%	37	**35**	- 5.4%
Median Sales Price*	$375,000	**$1,135,000**	+ 202.7%	$680,000	**$900,000**	+ 32.4%
Inventory of Homes for Sale	8	**5**	- 37.5%	--	--	--
Months Supply of Inventory	2.3	**1.6**	- 30.4%	--	--	--
Cumulative Days on Market Until Sale	66	**95**	+ 43.9%	28	**30**	+ 7.1%
Percent of Original List Price Received*	97.8%	**87.4%**	- 10.6%	101.4%	**99.1%**	- 2.3%
New Listings	1	**1**	0.0%	45	**47**	+ 4.4%

* 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
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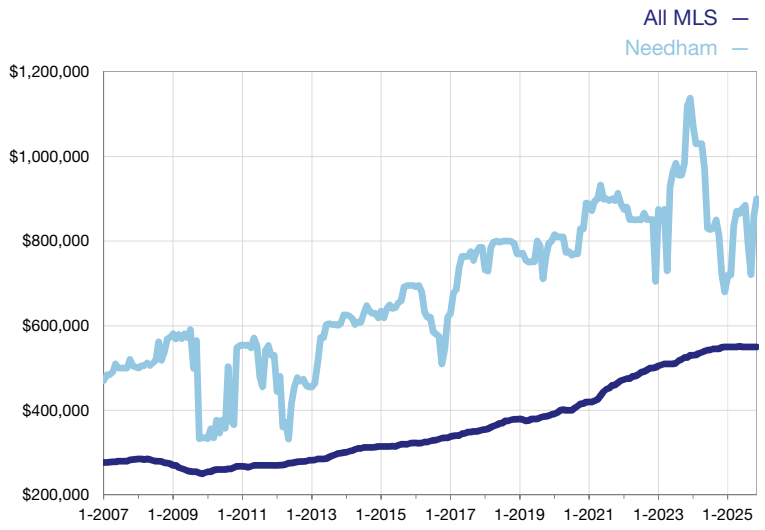

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