

# Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Needham

### Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	17	15	- 11.8%	34	27	- 20.6%
Closed Sales	13	14	+ 7.7%	27	29	+ 7.4%
Median Sales Price*	\$1,630,000	<b>\$2,075,000</b>	+ 27.3%	\$1,685,000	<b>\$2,300,000</b>	+ 36.5%
Inventory of Homes for Sale	33	37	+ 12.1%	--	--	--
Months Supply of Inventory	1.7	1.8	+ 5.9%	--	--	--
Cumulative Days on Market Until Sale	40	56	+ 40.0%	55	58	+ 5.5%
Percent of Original List Price Received*	98.3%	96.0%	- 2.3%	98.1%	96.4%	- 1.7%
New Listings	22	25	+ 13.6%	44	43	- 2.3%

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

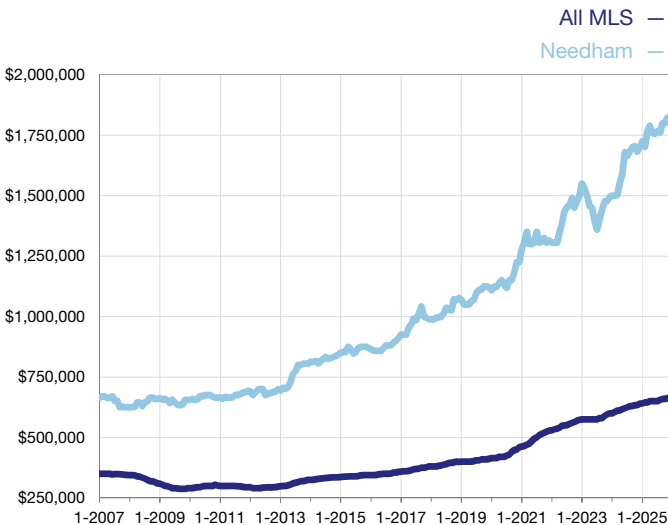
### Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	1	2	+ 100.0%	4	4	0.0%
Closed Sales	2	1	- 50.0%	5	3	- 40.0%
Median Sales Price*	\$1,542,500	<b>\$1,225,000</b>	- 20.6%	\$1,357,000	<b>\$1,225,000</b>	- 9.7%
Inventory of Homes for Sale	5	11	+ 120.0%	--	--	--
Months Supply of Inventory	1.5	3.7	+ 146.7%	--	--	--
Cumulative Days on Market Until Sale	46	94	+ 104.3%	54	61	+ 13.0%
Percent of Original List Price Received*	96.5%	90.7%	- 6.0%	97.3%	96.2%	- 1.1%
New Listings	6	9	+ 50.0%	7	15	+ 114.3%

\* 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

