

Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Waltham

Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	15	11	- 26.7%	25	20	- 20.0%
Closed Sales	8	10	+ 25.0%	24	16	- 33.3%
Median Sales Price*	\$1,050,000	\$900,000	- 14.3%	\$910,000	\$900,000	- 1.1%
Inventory of Homes for Sale	20	12	- 40.0%	--	--	--
Months Supply of Inventory	1.0	0.7	- 30.0%	--	--	--
Cumulative Days on Market Until Sale	44	95	+ 115.9%	37	67	+ 81.1%
Percent of Original List Price Received*	102.1%	91.4%	- 10.5%	101.9%	95.5%	- 6.3%
New Listings	14	10	- 28.6%	32	21	- 34.4%

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

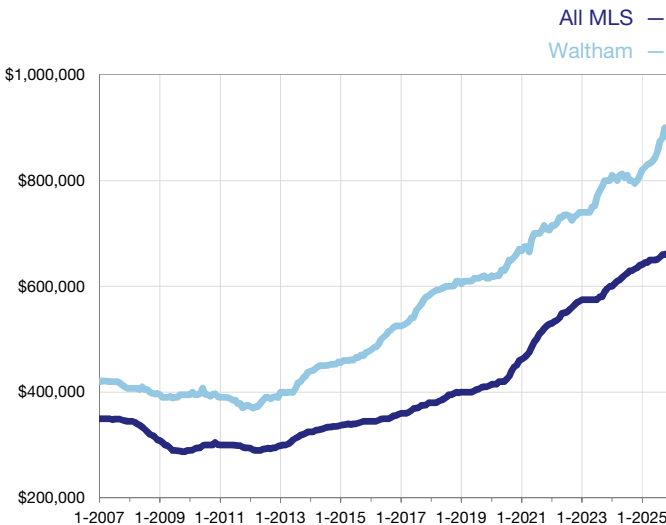
Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	24	8	- 66.7%	36	19	- 47.2%
Closed Sales	19	7	- 63.2%	31	14	- 54.8%
Median Sales Price*	\$603,000	\$500,000	- 17.1%	\$675,000	\$592,500	- 12.2%
Inventory of Homes for Sale	25	15	- 40.0%	--	--	--
Months Supply of Inventory	1.6	1.1	- 31.3%	--	--	--
Cumulative Days on Market Until Sale	26	31	+ 19.2%	38	48	+ 26.3%
Percent of Original List Price Received*	101.3%	99.3%	- 2.0%	100.8%	96.4%	- 4.4%
New Listings	24	7	- 70.8%	49	21	- 57.1%

* 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

