

Local Market Update – March 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Needham

Single-Family Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	29	34	+ 17.2%	63	61	- 3.2%
Closed Sales	21	10	- 52.4%	48	39	- 18.8%
Median Sales Price*	\$2,400,000	\$2,424,500	+ 1.0%	\$1,900,000	\$2,419,000	+ 27.3%
Inventory of Homes for Sale	37	40	+ 8.1%	--	--	--
Months Supply of Inventory	1.8	1.9	+ 5.6%	--	--	--
Cumulative Days on Market Until Sale	98	82	- 16.3%	74	64	- 13.5%
Percent of Original List Price Received*	98.6%	97.2%	- 1.4%	98.3%	96.6%	- 1.7%
New Listings	36	40	+ 11.1%	80	83	+ 3.8%

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

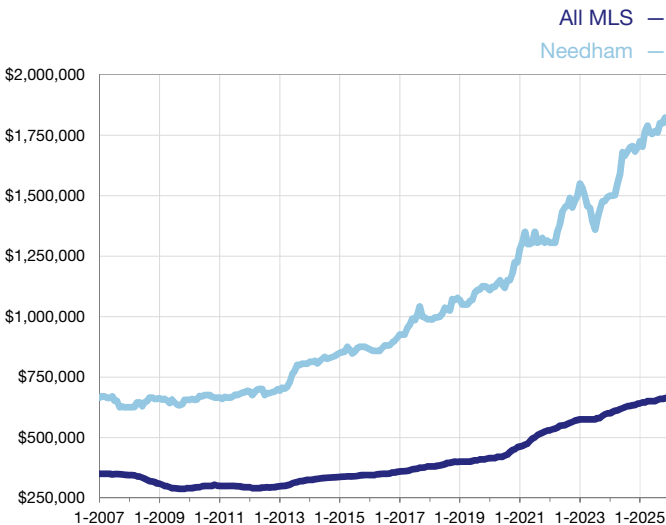
Condominium Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	6	6	0.0%	10	10	0.0%
Closed Sales	3	2	- 33.3%	8	5	- 37.5%
Median Sales Price*	\$1,740,000	\$717,500	- 58.8%	\$1,507,500	\$815,000	- 45.9%
Inventory of Homes for Sale	2	10	+ 400.0%	--	--	--
Months Supply of Inventory	0.5	3.3	+ 560.0%	--	--	--
Cumulative Days on Market Until Sale	10	70	+ 600.0%	38	65	+ 71.1%
Percent of Original List Price Received*	101.4%	99.6%	- 1.8%	98.8%	97.6%	- 1.2%
New Listings	3	7	+ 133.3%	10	22	+ 120.0%

* 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

