

Local Market Update – March 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Waltham

Single-Family Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	14	15	+ 7.1%	39	33	- 15.4%
Closed Sales	13	10	- 23.1%	37	26	- 29.7%
Median Sales Price*	\$910,000	\$1,019,500	+ 12.0%	\$910,000	\$912,500	+ 0.3%
Inventory of Homes for Sale	23	14	- 39.1%	--	--	--
Months Supply of Inventory	1.2	0.8	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	52	61	+ 17.3%	42	65	+ 54.8%
Percent of Original List Price Received*	101.1%	96.4%	- 4.6%	101.6%	95.9%	- 5.6%
New Listings	20	17	- 15.0%	52	38	- 26.9%

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

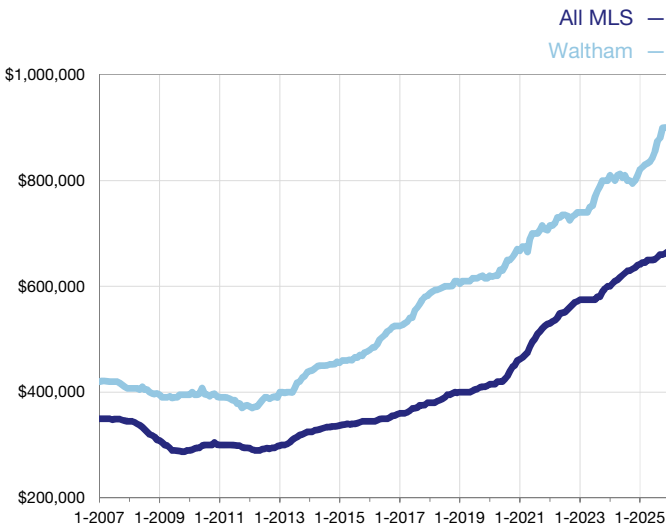
Condominium Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	15	14	- 6.7%	51	33	- 35.3%
Closed Sales	10	9	- 10.0%	41	23	- 43.9%
Median Sales Price*	\$800,000	\$685,000	- 14.4%	\$740,000	\$640,000	- 13.5%
Inventory of Homes for Sale	23	20	- 13.0%	--	--	--
Months Supply of Inventory	1.4	1.4	0.0%	--	--	--
Cumulative Days on Market Until Sale	26	65	+ 150.0%	35	55	+ 57.1%
Percent of Original List Price Received*	102.0%	99.4%	- 2.5%	101.1%	97.6%	- 3.5%
New Listings	13	18	+ 38.5%	62	39	- 37.1%

* 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

