

Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Needham

Single-Family Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	24	33	+ 37.5%	87	87	0.0%
Closed Sales	19	24	+ 26.3%	67	63	- 6.0%
Median Sales Price*	\$2,300,000	\$1,937,500	- 15.8%	\$2,000,000	\$2,300,000	+ 15.0%
Inventory of Homes for Sale	63	48	- 23.8%	--	--	--
Months Supply of Inventory	3.2	2.3	- 28.1%	--	--	--
Cumulative Days on Market Until Sale	47	42	- 10.6%	66	56	- 15.2%
Percent of Original List Price Received*	104.4%	101.3%	- 3.0%	100.1%	98.4%	- 1.7%
New Listings	54	38	- 29.6%	134	120	- 10.4%

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

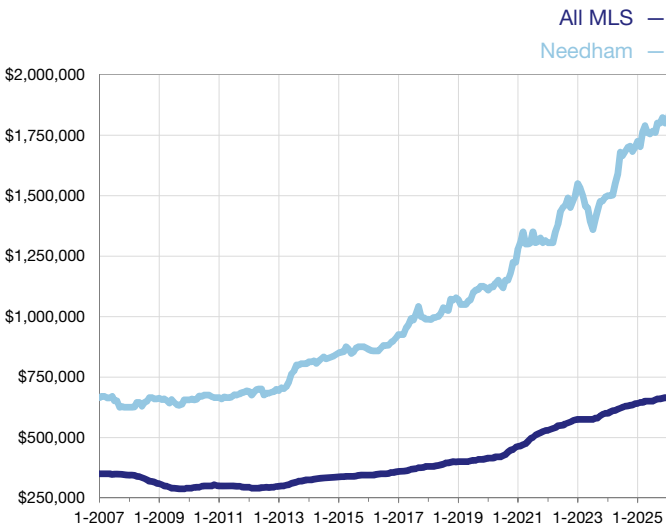
Condominium Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	5	3	- 40.0%	15	14	- 6.7%
Closed Sales	4	7	+ 75.0%	12	12	0.0%
Median Sales Price*	\$759,500	\$1,450,000	+ 90.9%	\$1,348,000	\$1,020,000	- 24.3%
Inventory of Homes for Sale	5	15	+ 200.0%	--	--	--
Months Supply of Inventory	1.3	5.1	+ 292.3%	--	--	--
Cumulative Days on Market Until Sale	28	20	- 28.6%	34	38	+ 11.8%
Percent of Original List Price Received*	99.0%	99.6%	+ 0.6%	98.9%	98.8%	- 0.1%
New Listings	8	7	- 12.5%	18	30	+ 66.7%

* 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

