

Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Waltham

Single-Family Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	27	23	- 14.8%	66	52	- 21.2%
Closed Sales	17	11	- 35.3%	54	37	- 31.5%
Median Sales Price*	\$860,000	\$950,000	+ 10.5%	\$905,500	\$915,000	+ 1.0%
Inventory of Homes for Sale	33	30	- 9.1%	--	--	--
Months Supply of Inventory	1.7	1.8	+ 5.9%	--	--	--
Cumulative Days on Market Until Sale	31	63	+ 103.2%	38	64	+ 68.4%
Percent of Original List Price Received*	104.4%	100.0%	- 4.2%	102.5%	97.1%	- 5.3%
New Listings	39	36	- 7.7%	91	74	- 18.7%

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

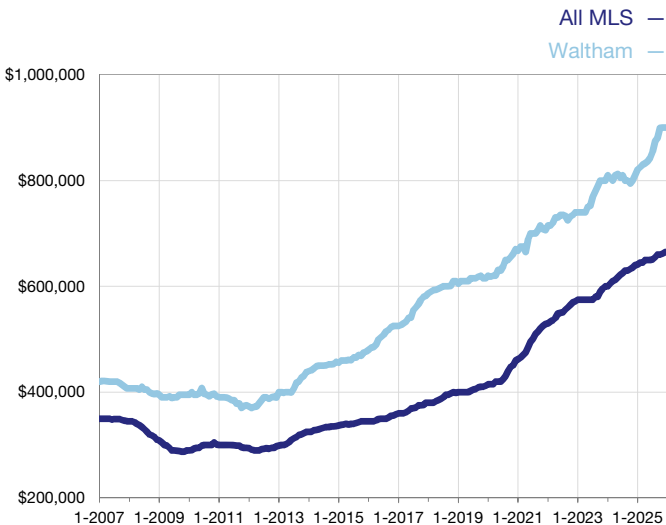
Condominium Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	20	19	- 5.0%	71	51	- 28.2%
Closed Sales	18	12	- 33.3%	59	37	- 37.3%
Median Sales Price*	\$728,200	\$515,000	- 29.3%	\$729,900	\$630,000	- 13.7%
Inventory of Homes for Sale	38	27	- 28.9%	--	--	--
Months Supply of Inventory	2.4	1.9	- 20.8%	--	--	--
Cumulative Days on Market Until Sale	27	36	+ 33.3%	33	49	+ 48.5%
Percent of Original List Price Received*	101.5%	98.9%	- 2.6%	101.2%	98.0%	- 3.2%
New Listings	36	28	- 22.2%	98	67	- 31.6%

* 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

