

Needham

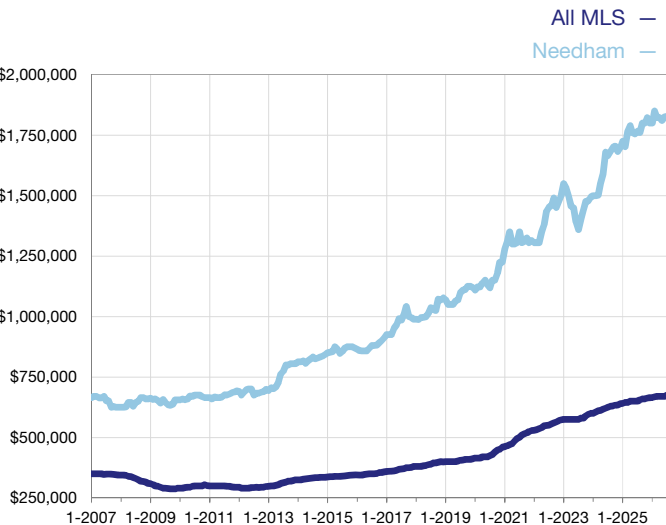
Single-Family Properties	July			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	20	24	+ 20.0%	178	174	- 2.2%
Closed Sales	35	34	- 2.9%	158	155	- 1.9%
Median Sales Price*	\$1,725,000	\$1,787,500	+ 3.6%	\$1,785,000	\$1,830,000	+ 2.5%
Inventory of Homes for Sale	44	51	+ 15.9%	--	--	--
Months Supply of Inventory	2.1	2.4	+ 14.3%	--	--	--
Cumulative Days on Market Until Sale	31	28	- 9.7%	45	40	- 11.1%
Percent of Original List Price Received*	100.9%	100.0%	- 0.9%	101.7%	99.8%	- 1.9%
New Listings	13	21	+ 61.5%	227	221	- 2.6%

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

Condominium Properties	July			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	2	6	+ 200.0%	21	36	+ 71.4%
Closed Sales	2	6	+ 200.0%	23	29	+ 26.1%
Median Sales Price*	\$1,006,250	\$547,500	- 45.6%	\$1,100,000	\$1,223,900	+ 11.3%
Inventory of Homes for Sale	12	9	- 25.0%	--	--	--
Months Supply of Inventory	4.3	2.1	- 51.2%	--	--	--
Cumulative Days on Market Until Sale	13	79	+ 507.7%	24	65	+ 170.8%
Percent of Original List Price Received*	101.3%	93.5%	- 7.7%	100.4%	97.6%	- 2.8%
New Listings	6	7	+ 16.7%	34	49	+ 44.1%

* 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

