

Waltham

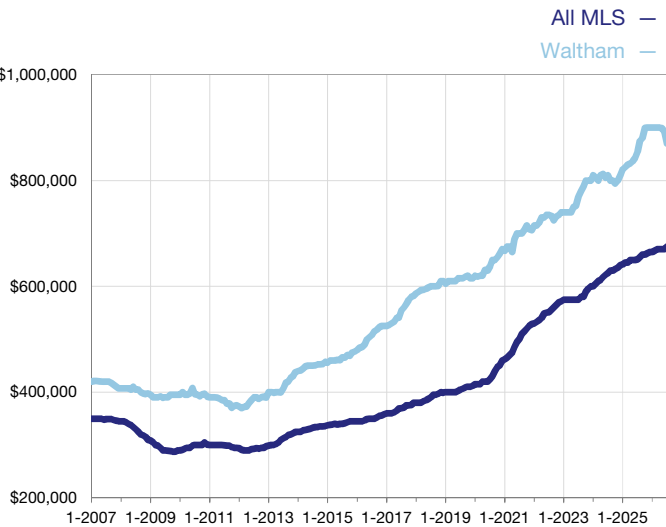
Single-Family Properties	July			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	18	22	+ 22.2%	131	117	- 10.7%
Closed Sales	25	19	- 24.0%	124	103	- 16.9%
Median Sales Price*	\$940,000	\$912,000	- 3.0%	\$900,500	\$875,000	- 2.8%
Inventory of Homes for Sale	31	33	+ 6.5%	--	--	--
Months Supply of Inventory	1.7	2.0	+ 17.6%	--	--	--
Cumulative Days on Market Until Sale	23	20	- 13.0%	30	38	+ 26.7%
Percent of Original List Price Received*	101.7%	102.0%	+ 0.3%	102.5%	99.4%	- 3.0%
New Listings	19	21	+ 10.5%	165	146	- 11.5%

* 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	12	18	+ 50.0%	122	93	- 23.8%
Closed Sales	17	11	- 35.3%	118	82	- 30.5%
Median Sales Price*	\$740,000	\$685,000	- 7.4%	\$677,000	\$664,500	- 1.8%
Inventory of Homes for Sale	31	31	0.0%	--	--	--
Months Supply of Inventory	1.9	2.4	+ 26.3%	--	--	--
Cumulative Days on Market Until Sale	36	49	+ 36.1%	29	41	+ 41.4%
Percent of Original List Price Received*	97.1%	99.3%	+ 2.3%	100.7%	99.0%	- 1.7%
New Listings	25	17	- 32.0%	151	124	- 17.9%

* 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

