

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Needham

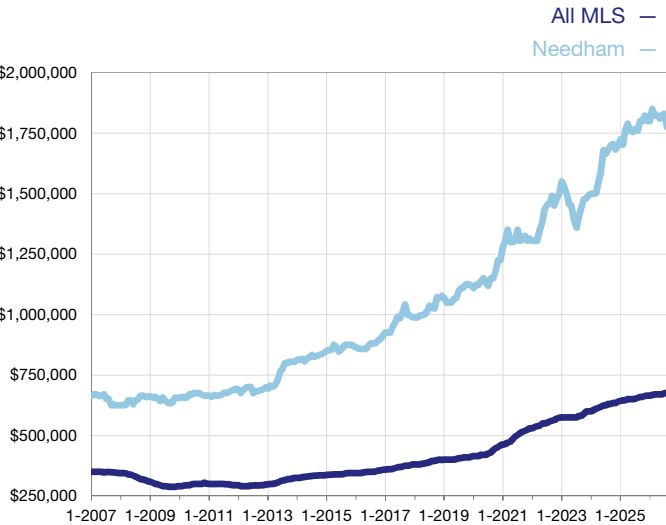
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	13	15	+ 15.4%	191	188	- 1.6%
Closed Sales	30	32	+ 6.7%	188	188	0.0%
Median Sales Price*	\$2,037,500	\$1,625,000	- 20.2%	\$1,822,500	\$1,825,000	+ 0.1%
Inventory of Homes for Sale	36	46	+ 27.8%	--	--	--
Months Supply of Inventory	1.7	2.2	+ 29.4%	--	--	--
Cumulative Days on Market Until Sale	53	35	- 34.0%	47	39	- 17.0%
Percent of Original List Price Received*	97.4%	97.0%	- 0.4%	101.0%	99.3%	- 1.7%
New Listings	9	15	+ 66.7%	236	238	+ 0.8%

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

Condominium Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	6	7	+ 16.7%	27	43	+ 59.3%
Closed Sales	3	8	+ 166.7%	26	37	+ 42.3%
Median Sales Price*	\$400,000	\$1,050,000	+ 162.5%	\$977,500	\$1,223,900	+ 25.2%
Inventory of Homes for Sale	7	7	0.0%	--	--	--
Months Supply of Inventory	2.3	1.6	- 30.4%	--	--	--
Cumulative Days on Market Until Sale	34	51	+ 50.0%	25	62	+ 148.0%
Percent of Original List Price Received*	96.8%	97.1%	+ 0.3%	100.0%	97.5%	- 2.5%
New Listings	4	4	0.0%	38	53	+ 39.5%

* 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

