

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Waltham

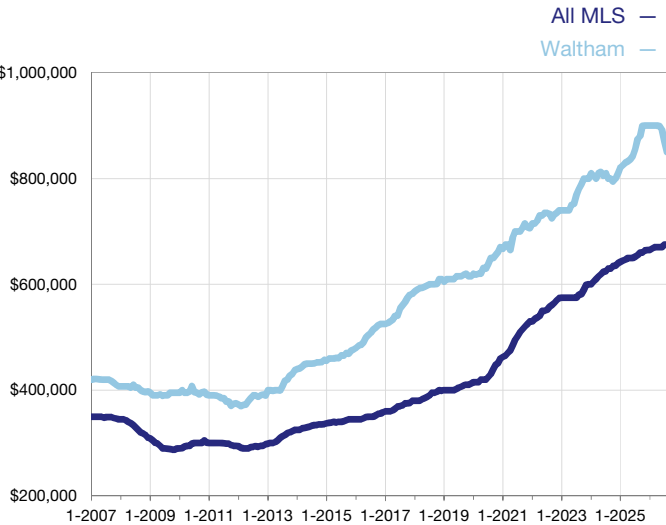
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	16	21	+ 31.3%	147	136	- 7.5%
Closed Sales	19	23	+ 21.1%	143	126	- 11.9%
Median Sales Price*	\$940,000	\$838,000	- 10.9%	\$905,000	\$872,500	- 3.6%
Inventory of Homes for Sale	25	33	+ 32.0%	--	--	--
Months Supply of Inventory	1.3	2.0	+ 53.8%	--	--	--
Cumulative Days on Market Until Sale	27	30	+ 11.1%	30	37	+ 23.3%
Percent of Original List Price Received*	102.2%	99.1%	- 3.0%	102.5%	99.4%	- 3.0%
New Listings	12	23	+ 91.7%	177	168	- 5.1%

* 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	14	13	- 7.1%	136	104	- 23.5%
Closed Sales	18	16	- 11.1%	136	99	- 27.2%
Median Sales Price*	\$720,000	\$794,950	+ 10.4%	\$689,500	\$685,000	- 0.7%
Inventory of Homes for Sale	25	34	+ 36.0%	--	--	--
Months Supply of Inventory	1.5	2.6	+ 73.3%	--	--	--
Cumulative Days on Market Until Sale	32	51	+ 59.4%	30	42	+ 40.0%
Percent of Original List Price Received*	97.0%	97.1%	+ 0.1%	100.2%	98.7%	- 1.5%
New Listings	11	18	+ 63.6%	162	143	- 11.7%

* 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

