

Local Market Update – September 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Needham

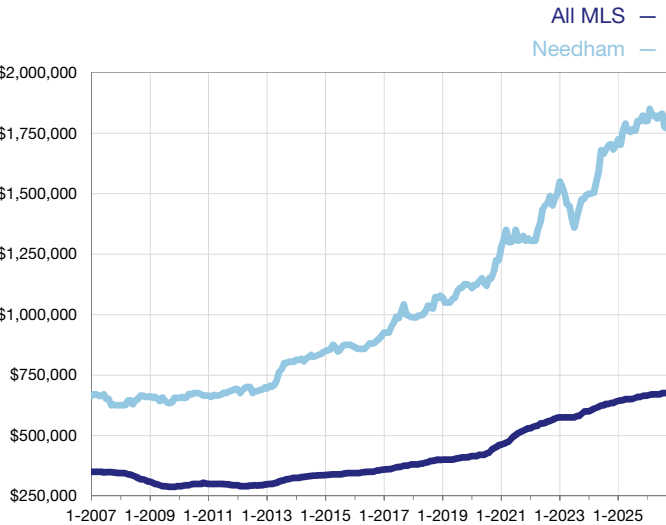
Single-Family Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	22	19	- 13.6%	213	204	- 4.2%
Closed Sales	15	15	0.0%	203	203	0.0%
Median Sales Price*	\$1,794,000	\$1,570,000	- 12.5%	\$1,820,000	\$1,825,000	+ 0.3%
Inventory of Homes for Sale	50	63	+ 26.0%	--	--	--
Months Supply of Inventory	2.3	3.1	+ 34.8%	--	--	--
Cumulative Days on Market Until Sale	58	89	+ 53.4%	47	43	- 8.5%
Percent of Original List Price Received*	96.6%	96.2%	- 0.4%	100.7%	99.0%	- 1.7%
New Listings	43	40	- 7.0%	279	276	- 1.1%

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

Condominium Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	3	6	+ 100.0%	30	48	+ 60.0%
Closed Sales	5	6	+ 20.0%	31	43	+ 38.7%
Median Sales Price*	\$603,900	\$1,366,500	+ 126.3%	\$900,000	\$1,223,900	+ 36.0%
Inventory of Homes for Sale	9	9	0.0%	--	--	--
Months Supply of Inventory	2.9	2.0	- 31.0%	--	--	--
Cumulative Days on Market Until Sale	50	58	+ 16.0%	29	62	+ 113.8%
Percent of Original List Price Received*	96.1%	95.9%	- 0.2%	99.4%	97.3%	- 2.1%
New Listings	5	7	+ 40.0%	43	61	+ 41.9%

* 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

