

Local Market Update – September 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Waltham

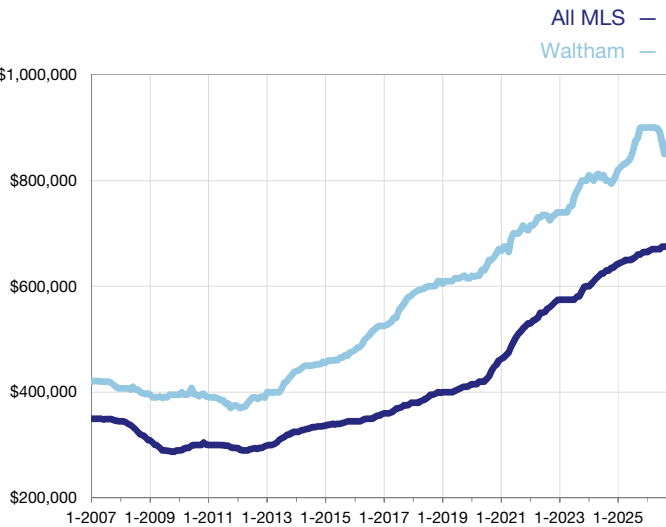
Single-Family Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	24	18	- 25.0%	171	150	- 12.3%
Closed Sales	22	11	- 50.0%	165	137	- 17.0%
Median Sales Price*	\$805,000	\$760,000	- 5.6%	\$900,000	\$870,000	- 3.3%
Inventory of Homes for Sale	34	54	+ 58.8%	--	--	--
Months Supply of Inventory	1.7	3.4	+ 100.0%	--	--	--
Cumulative Days on Market Until Sale	45	45	0.0%	32	37	+ 15.6%
Percent of Original List Price Received*	97.7%	98.9%	+ 1.2%	101.9%	99.3%	- 2.6%
New Listings	36	40	+ 11.1%	213	208	- 2.3%

* 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	17	14	- 17.6%	153	116	- 24.2%
Closed Sales	8	11	+ 37.5%	144	110	- 23.6%
Median Sales Price*	\$562,500	\$775,000	+ 37.8%	\$665,000	\$697,500	+ 4.9%
Inventory of Homes for Sale	34	49	+ 44.1%	--	--	--
Months Supply of Inventory	2.1	3.9	+ 85.7%	--	--	--
Cumulative Days on Market Until Sale	43	38	- 11.6%	30	42	+ 40.0%
Percent of Original List Price Received*	96.6%	98.8%	+ 2.3%	100.0%	98.7%	- 1.3%
New Listings	27	37	+ 37.0%	189	179	- 5.3%

* 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

