Local Market Update – October 2026

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Waltham

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	20	**20**	0.0%	191	**169**	- 11.5%
Closed Sales	25	**22**	- 12.0%	190	**160**	- 15.8%
Median Sales Price*	$870,000	**$850,000**	- 2.3%	$900,000	**$872,500**	- 3.1%
Inventory of Homes for Sale	37	**50**	+ 35.1%	--	--	--
Months Supply of Inventory	2.0	**3.1**	+ 55.0%	--	--	--
Cumulative Days on Market Until Sale	19	**23**	+ 21.1%	30	**36**	+ 20.0%
Percent of Original List Price Received*	102.6%	**99.5%**	- 3.0%	102.0%	**99.3%**	- 2.6%
New Listings	28	**22**	- 21.4%	241	**229**	- 5.0%

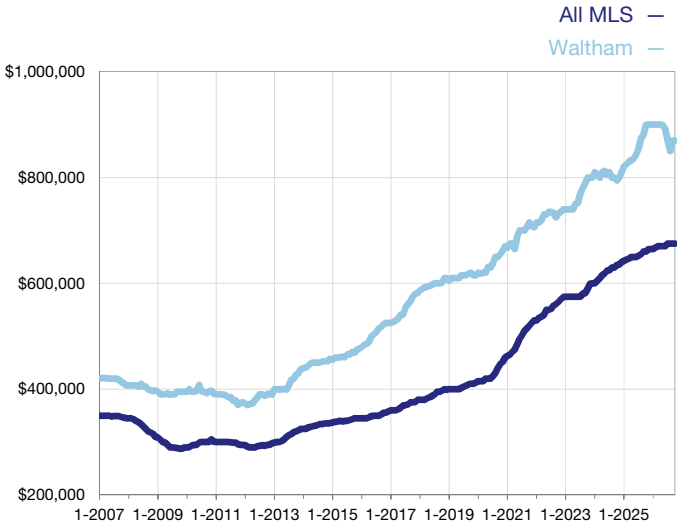
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

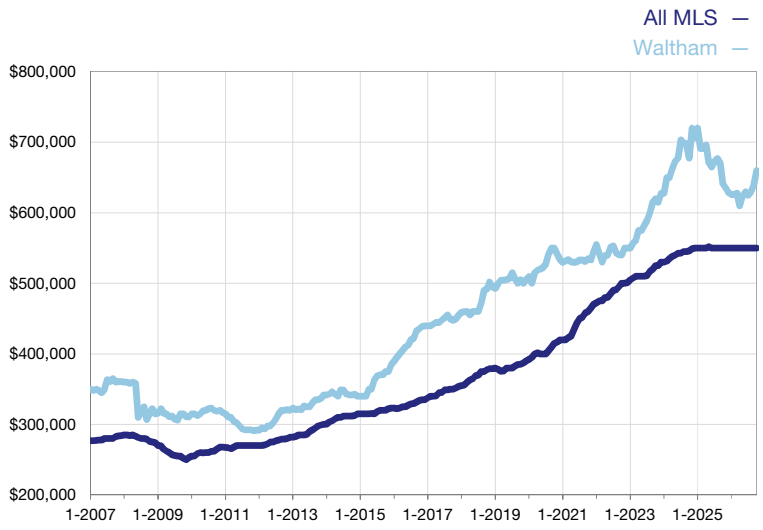
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	13	**20**	+ 53.8%	166	**134**	- 19.3%
Closed Sales	21	**16**	- 23.8%	165	**126**	- 23.6%
Median Sales Price*	$585,000	**$587,500**	+ 0.4%	$630,000	**$685,000**	+ 8.7%
Inventory of Homes for Sale	34	**50**	+ 47.1%	--	--	--
Months Supply of Inventory	2.1	**3.9**	+ 85.7%	--	--	--
Cumulative Days on Market Until Sale	28	**52**	+ 85.7%	30	**43**	+ 43.3%
Percent of Original List Price Received*	98.7%	**96.7%**	- 2.0%	99.8%	**98.4%**	- 1.4%
New Listings	17	**24**	+ 41.2%	206	**202**	- 1.9%

* 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



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