

Waltham, MA Real Estate Market Review

2023 vs. 2022 Per Quarter

Prepared by Ryan Cook on Wednesday, April 05, 2023

Single Family

Listing Inventory	Q1			Q2			Q3			Q4		
	2022	2023	Var.	2022	2023*	Var.	2022	2023*	Var.	2022	2023*	Var.
Listing Units	12	24	12	25	20	-5	38	0	-38	20	0	-20
Avg. Days on Market	5	77	72	22	172	150	41	0	-41	84	0	-84
Avg. List Price	\$928,725.00	\$1,064,091.67	\$135,366.67	\$929,320.00	\$1,143,260.00	\$213,940.00	\$952,849.16	\$0.00	-\$952,849.16	\$1,214,519.90	\$0.00	-\$1,214,519.90
Avg. List \$ / SqFt	\$404.40	\$484.72	\$80.32	\$435.16	\$479.66	\$44.50	\$421.29	\$0.00	-\$421.29	\$447.00	\$0.00	-\$447.00
Approx. Absorption Rate	227.78%	103.82%	-123.96%	109.33%	88.33%	-21%	70.83%	0.00%	-70.83%	122.50%	0.00%	-122.50%
Approx. Months Supply of Inventory	0.44	0.96	0.52	0.91	1.13	0.22	1.41	0.00	-1.41	0.82	0.00	-0.82
Listed (Per Quarter)	Q1			Q2			Q3			Q4		
	2022	2023	Var.	2022	2023*	Var.	2022	2023*	Var.	2022	2023*	Var.
Listing Units (Taken)	59	51	-8	128	1	-127	92	0	-92	61	0	-61
Avg. Original List Price	\$833,750.83	\$881,629.41	\$47,878.58	\$812,696.79	\$899,900.00	\$87,203.21	\$857,490.95	\$0.00	-\$857,490.95	\$874,485.20	\$0.00	-\$874,485.20
Avg. Original List \$ / SqFt	\$391.74	\$454.20	\$62.46	\$416.60	\$457.27	\$40.67	\$402.55	\$0.00	-\$402.55	\$423.75	\$0.00	-\$423.75
Listed & Price Changed (Per Quarter)	Q1			Q2			Q3			Q4		
	2022	2023	Var.	2022	2023*	Var.	2022	2023*	Var.	2022	2023*	Var.
Listing Units (Price Changed)	4	6	2	21	0	-21	22	0	-22	18	0	-18
Avg. Original List Price	\$1,408,250.00	\$753,283.33	-\$654,966.67	\$920,966.19	\$0.00	-\$920,966.19	\$935,904.55	\$0.00	-\$935,904.55	\$927,355.50	\$0.00	-\$927,355.50
Avg. Original List \$ / SqFt	\$373.82	\$540.44	\$166.62	\$427.20	\$0.00	-\$427.20	\$382.75	\$0.00	-\$382.75	\$450.00	\$0.00	-\$450.00
Went Pending (Per Quarter)	Q1			Q2			Q3			Q4		
	2022	2023	Var.	2022	2023*	Var.	2022	2023*	Var.	2022	2023*	Var.
Listing Units (Went Pending)	54	45	-9	110	4	-106	73	0	-73	69	0	-69
Avg. List Price	\$829,877.76	\$879,059.98	\$49,182.22	\$769,130.90	\$779,750.00	\$10,619.10	\$802,165.75	\$0.00	-\$802,165.75	\$813,522.72	\$0.00	-\$813,522.72
Avg. List \$ / SqFt	\$391.65	\$432.40	\$40.75	\$405.64	\$451.75	\$46.11	\$397.49	\$0.00	-\$397.49	\$403.17	\$0.00	-\$403.17
Avg. Days to Offer	18	28	10	11	36	25	23	0	-23	30	0	-30

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Sold (Per Quarter)	Q1			Q2			Q3			Q4		
	2022	2023	Var.	2022	2023*	Var.	2022	2023*	Var.	2022	2023*	Var.
Closed Units (Sold)	41	46	5	93	1	-92	85	0	-85	75	0	-75
Avg. Days on Market	45	57	12	15	41	26	22	0	-22	32	0	-32
Avg. Days to Offer	35	39	4	8	27	19	14	0	-14	23	0	-23
Avg. Sale Price	\$901,576.95	\$839,823.91	-\$61,753.04	\$843,713.99	\$770,000.00	-\$73,713.99	\$768,407.60	\$0.00	-\$768,407.60	\$819,943.33	\$0.00	-\$819,943.33
Avg. Sale \$ / SqFt	\$401.55	\$408.89	\$7.34	\$432.14	\$576.78	\$144.64	\$416.29	\$0.00	-\$416.29	\$396.71	\$0.00	-\$396.71
Avg. List Price	\$875,902.44	\$845,873.89	-\$30,028.55	\$788,703.20	\$789,900.00	\$1,196.80	\$748,705.88	\$0.00	-\$748,705.88	\$816,747.57	\$0.00	-\$816,747.57
Avg. List \$ / SqFt	\$388.68	\$409.81	\$21.13	\$403.38	\$591.69	\$188.31	\$406.03	\$0.00	-\$406.03	\$394.57	\$0.00	-\$394.57
Avg. Original List Price	\$895,436.59	\$877,536.93	-\$17,899.66	\$793,230.09	\$799,900.00	\$6,669.91	\$761,024.59	\$0.00	-\$761,024.59	\$834,882.24	\$0.00	-\$834,882.24
Avg. Original List \$ / SqFt	\$397.12	\$422.75	\$25.63	\$404.75	\$599.18	\$194.43	\$412.29	\$0.00	-\$412.29	\$403.34	\$0.00	-\$403.34
Avg. Sale Price as % of List Price	103.82%	99.62%	-4.20%	107.28%	97.48%	-9.80%	102.75%	0.00%	-102.75%	100.50%	0.00%	-100.50%
Avg. Sale Price as % of Original List Price	102.12%	96.69%	-5.43%	106.93%	96.26%	-10.67%	101.38%	0.00%	-101.38%	98.44%	0.00%	-98.44%
Sold Units - Short Sale	0	0	0	0	0	0	0	0	0	0	0	0
Sold Units - Lender-Owned	0	0	0	0	0	0	0	0	0	0	0	0
12-Month Activity	Q1			Q2			Q3			Q4		
	2022	2023	Var.	2022	2023*	Var.	2022	2023*	Var.	2022	2023*	Var.
Units Listed	353	333	-20	359	205	-154	341	113	-228	340	52	-288
Units Price Changed	62	83	21	64	57	-7	60	29	-31	78	7	-71
Units Went Pending	336	288	-48	338	186	-152	317	115	-202	301	48	-253
Units Sold	328	299	-29	328	212	-116	323	125	-198	294	47	-247

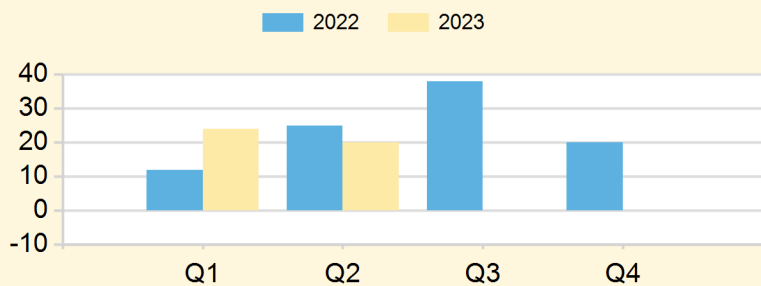
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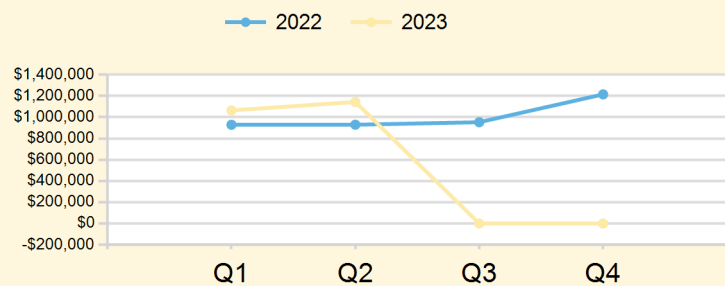
Single Family

Listing Inventory on the Last Day of Each Quarter



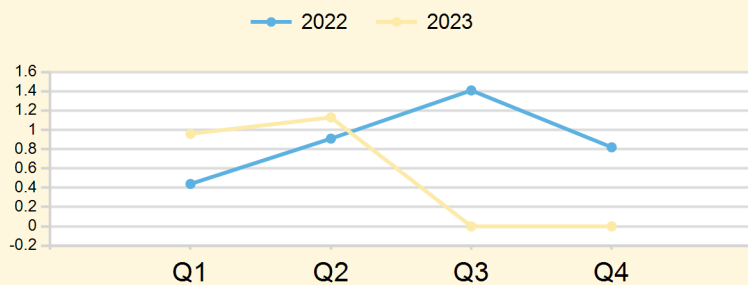
	Q1	Q2	Q3	Q4
2022	12	25	38	20
2023	24	20	0	0

Average List Price on the Last Day of Each Quarter



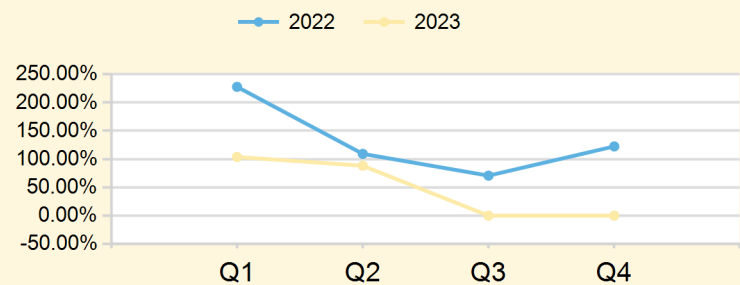
	Q1	Q2	Q3	Q4
2022	\$928,725.00	\$929,320.00	\$952,849.16	\$1,214,519.90
2023	\$1,064,091.67	\$1,143,260.00	\$0.00	\$0.00

Approx. Months supply per Quarter



	Q1	Q2	Q3	Q4
2022	0.44	0.91	1.41	0.82
2023	0.96	1.13	0.00	0.00

Approx. Absorption Rate Per Quarter



	Q1	Q2	Q3	Q4
2022	227.78%	109.33%	70.83%	122.50%
2023	103.82%	88.33%	0.00%	0.00%

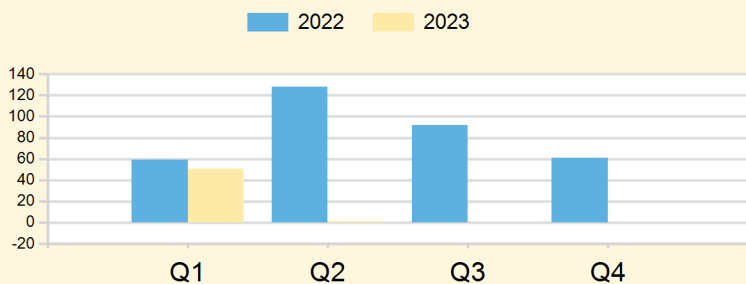
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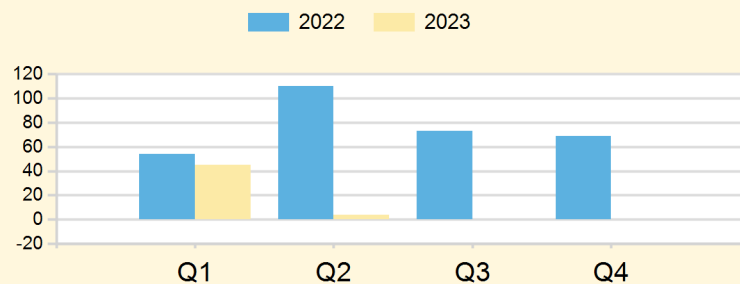
Single Family

Properties Listed During Each Quarter



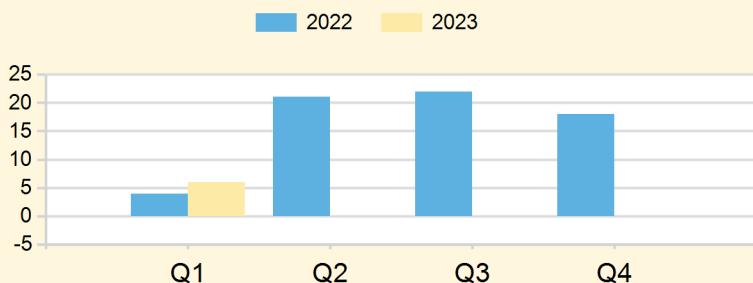
	Q1	Q2	Q3	Q4
2022	59	128	92	61
2023	51	1	0	0

Went Pending During Each Quarter



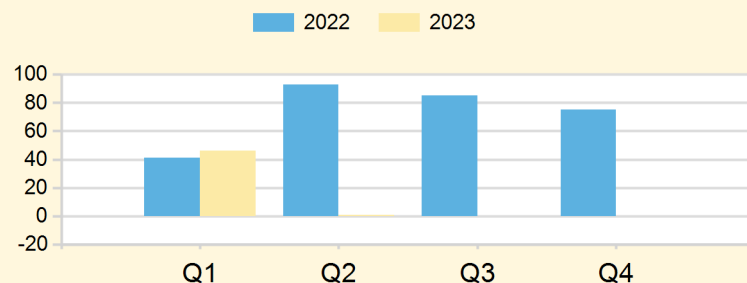
	Q1	Q2	Q3	Q4
2022	54	110	73	69
2023	45	4	0	0

Price Changed During Each Quarter



	Q1	Q2	Q3	Q4
2022	4	21	22	18
2023	6	0	0	0

Sold Listings During Each Quarter



	Q1	Q2	Q3	Q4
2022	41	93	85	75
2023	46	1	0	0

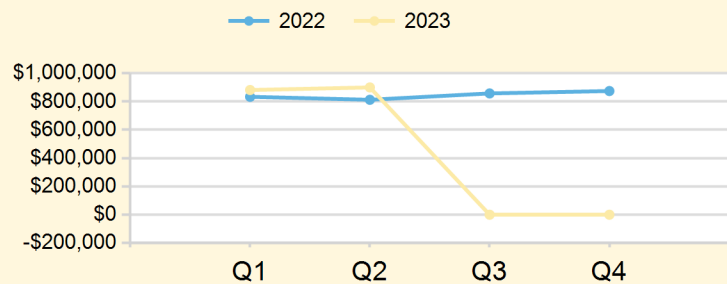
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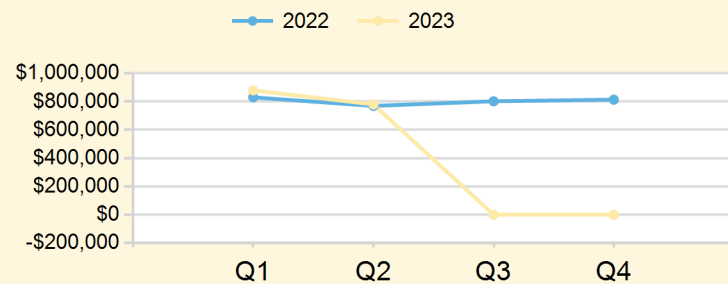
Single Family

Listed Properties - Average List Price For Each Quarter



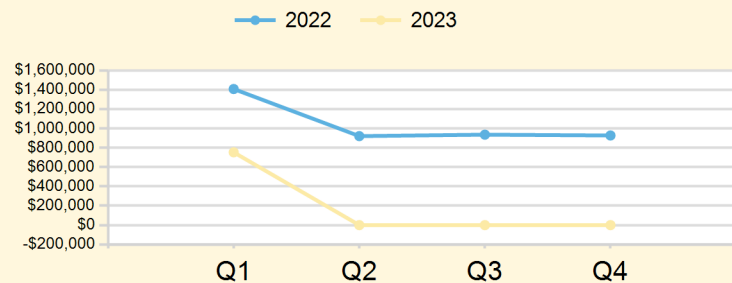
	Q1	Q2	Q3	Q4
2022	\$833,750.83	\$812,696.79	\$857,490.95	\$874,485.20
2023	\$881,629.41	\$899,900.00	\$0.00	\$0.00

Went Pending - Average List Price For Each Quarter



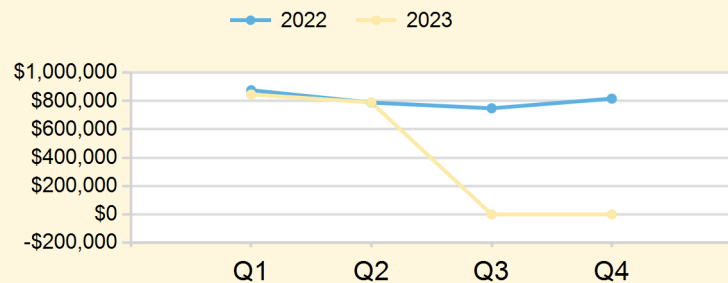
	Q1	Q2	Q3	Q4
2022	\$829,877.76	\$769,130.90	\$802,165.75	\$813,522.72
2023	\$879,059.98	\$779,750.00	\$0.00	\$0.00

Price Changed - Average List Price For Each Quarter



	Q1	Q2	Q3	Q4
2022	\$1,408,250.00	\$920,966.19	\$935,904.55	\$927,355.50
2023	\$753,283.33	\$0.00	\$0.00	\$0.00

Sold Listings - Average List Price For Each Quarter



	Q1	Q2	Q3	Q4
2022	\$875,902.44	\$788,703.20	\$748,705.88	\$816,747.57
2023	\$845,873.89	\$789,900.00	\$0.00	\$0.00

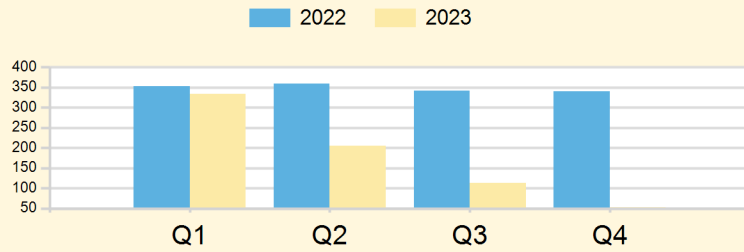
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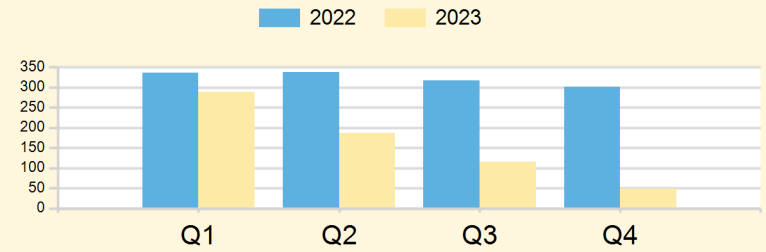
Single Family

Listed Between the Last Day of Each Quarter and 12 Months



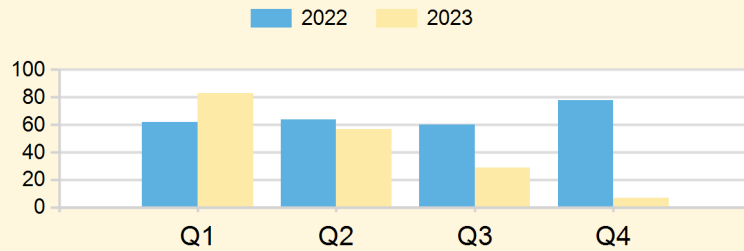
	Q1	Q2	Q3	Q4
2022	353	359	341	340
2023	333	205	113	52

Went Pending Between the Last Day of Each Quarter and 12 Months



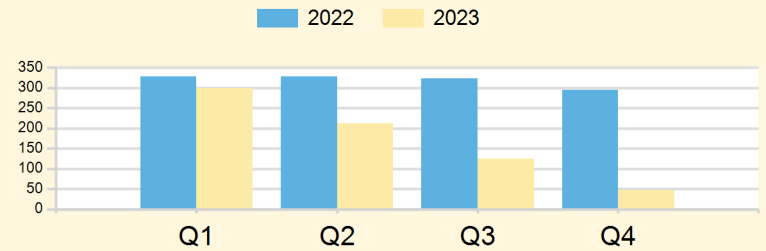
	Q1	Q2	Q3	Q4
2022	336	338	317	301
2023	288	186	115	48

Price Changed Between the Last Day of Each Quarter and 12 Months



	Q1	Q2	Q3	Q4
2022	62	64	60	78
2023	83	57	29	7

Sold Between the Last Day of Each Quarter and 12 Months



	Q1	Q2	Q3	Q4
2022	328	328	323	294
2023	299	212	125	47