

# Overview of homes sold in Waltham, MA

First Half of 2015 (January-June)

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	Condos	Single-family	Total
# Sold	108	147	255
Average price	\$390,879	\$487,497	\$446,577

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# 108 Condos sold

## Summary for all 108 condos sold

All condos	List price	Sale price	% sold price over list price	Days to accepted offer	Condo fee	Year built	Parking spots
Median	\$372,450	\$375,000	0.0%	6.0	\$206.00	1979	2.0
Average	\$389,784	\$390,879	0.3%	22.3	\$254.81	1960	1.6
Std. Deviation	\$115,253	\$114,722	4.1%	40.4	\$120.97	48	0.7

## Median broken down by number of bedrooms

Median by # of bedrooms	Number of properties	List price	Sale price	% sold price over list price	Days to accepted offer	Condo fee	Year built	Parking spots
1-bedroom	8	\$226,950	\$222,450	-2.6%	10.5	\$253.02	1979	1
2-bedrooms	70	\$358,500	\$369,950	0.0%	6.0	\$298.00	1979	1
3-bedrooms	26	\$447,450	\$452,950	0.1%	7.0	\$200.00	1986	2

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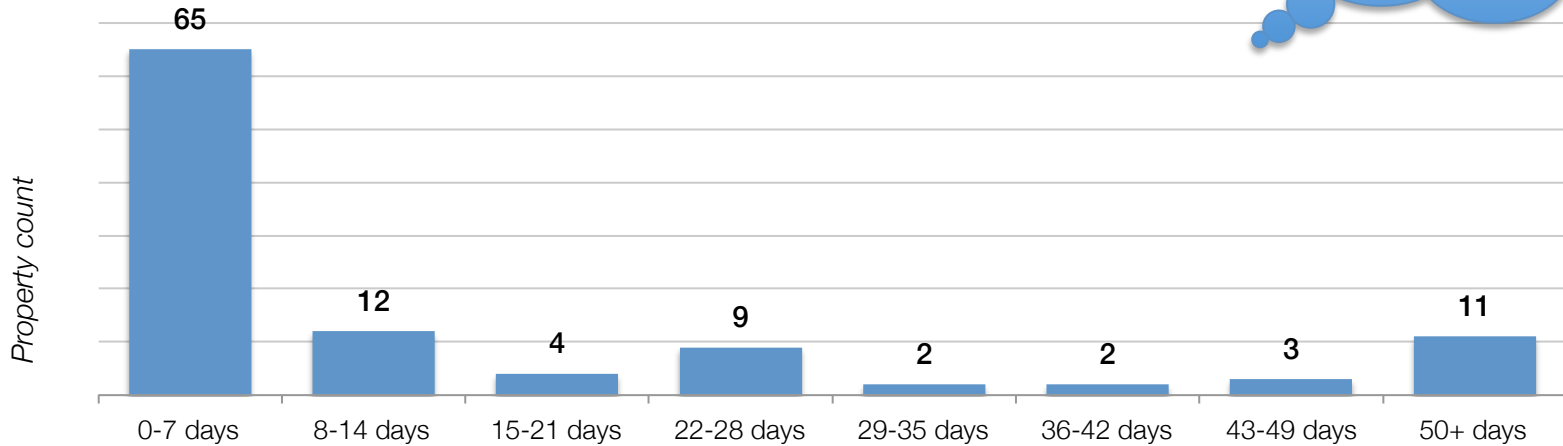


# 108 Condos sold

## Days to Offer

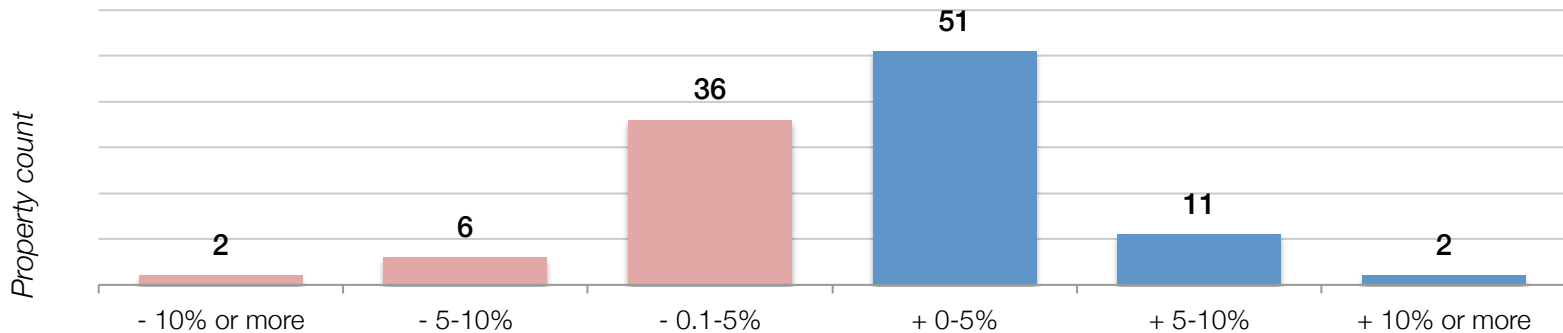
How long did listings last until an offer was accepted?

60% had offers within one week = potential bidding wars



## Sold price vs. List price

How much did the sale price differ from the asking price?



Sale price / List price (as percent)

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# 147 Single Family Houses sold

## Summary for all 147 houses sold

All houses	List price	Sale price	% sold price over list price	Days to accepted offer	Year built	Parking spots
Median	\$459,000	\$463,000	0.0%	11.0	1950	3.0
Average	\$488,228	\$487,497	-0.2%	39.3	1949	3.2
Std. Deviation	\$147,256	\$149,646	5.4%	62.2	31	1.5

## Median broken down by number of bedrooms

Median by # of bedrooms	Number of properties	List price	Sale price	% sold price over list price	Days to accepted offer	Year built	Parking spots
2-bedrooms	19	\$359,800	\$360,000	-1.2%	12.0	1940	2
3-bedrooms	82	\$447,450	\$450,000	0.0%	7.0	1950	3
4-bedrooms	39	\$549,000	\$557,250	-1.8%	23.0	1958	4

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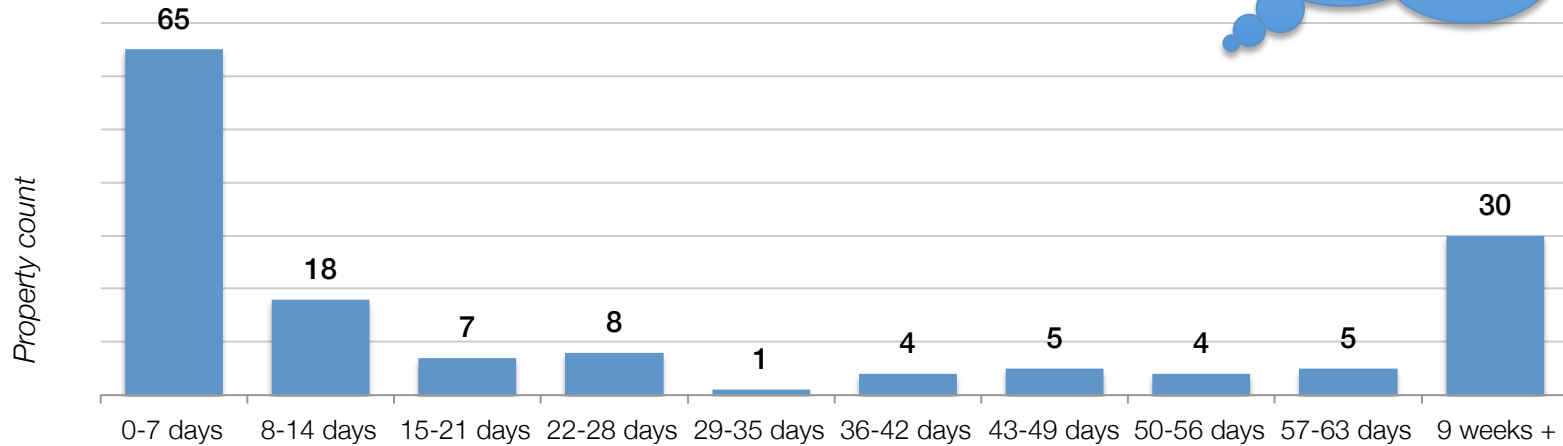


# Single-family houses

## Days to Offer

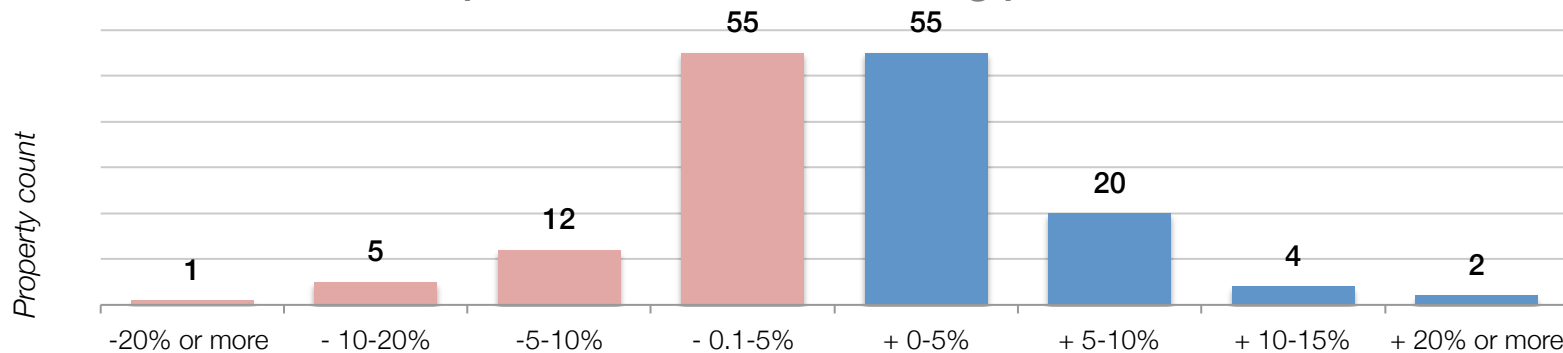
How long did listings last until an offer was accepted?

44% had offers within one week...and 20% took over 9 weeks. Setting the right price makes a difference.



## Sold price vs. List price

How much did the sale price differ from the asking price?



Sale price / List price

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# Thanks for reading my report!

If you found it interesting, please consider subscribing to my newsletter here: [blog.AviRealEstate.com/join.html](http://blog.AviRealEstate.com/join.html). You'll periodically receive in-depth analysis, like this report, and innovative tools, like the text message service I built, highlighted on the bottom-right of this page.

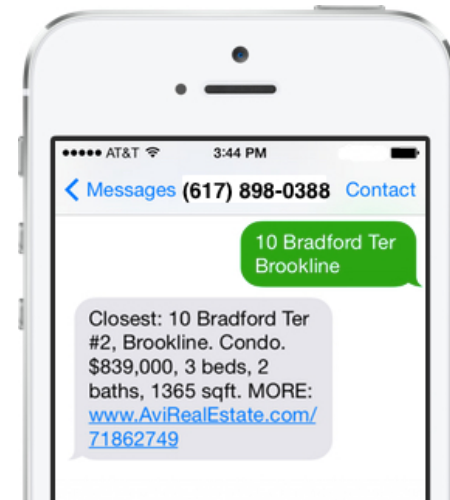
Are you interested in buying or selling a home in the next two years? I may be able to help you. Let's talk, no pressure. (508) 335-1644

## About Avi

I started as a real estate agent in 2004. Most of my business came from referrals due to the high level of service I provide. In 2007 I took a break of a few years, during which time I earned my MBA from MIT Sloan, served in the US Army, including a tour in Iraq, and worked as a marketing leader at General Electric. In 2015, I re-entered the real estate business with the goal of developing an innovative, client-focused, data-driven practice. My inspiration is my grandfather who founded and led what was at the time one of the most innovative brokerages, Isgood Realty, in Berkshire County.

## Property info by text msg

Have you ever walked by a real estate sign and wondered what they're asking for the property? Text the address to **(617) 898-0388**. Within seconds you'll receive an automated reply with the basic details. (Add the number to your phonebook now so that you'll have it next time you pass a real estate sign.) I coded this myself, so let me know what you think!



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