



REAL ESTATE

Market Report

Needham

Single Family edition





exp[®]
REALTY

James Lynch

Senior Sales Associate

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Boston, MA 02108

As senior associate for EXP Realty, James Lynch works with investors, buyers and sellers in and around the Boston area. He provides a personalized experience, allowing clients to realize their unique real estate dreams in a tough market. As a result, most of his business comes from referrals.

"I'm dedicated to my art of real estate and see it as a gift to help people," Lynch says. "I feel that people start as clients and end up as friends. Boston is my home, and I'm here to serve the community for the rest of my life."

In 2016, Lynch sold all of his listings by the end of the first weekend on market, each time at over 5 percent of the asking price. One of his primary objectives is to ease his clients' worries and assuage their fears throughout the process - which helps him build long-lasting relationships with them. "My clients know that I'm here for the next 20 to 30 years to help them reach their goals," he says.

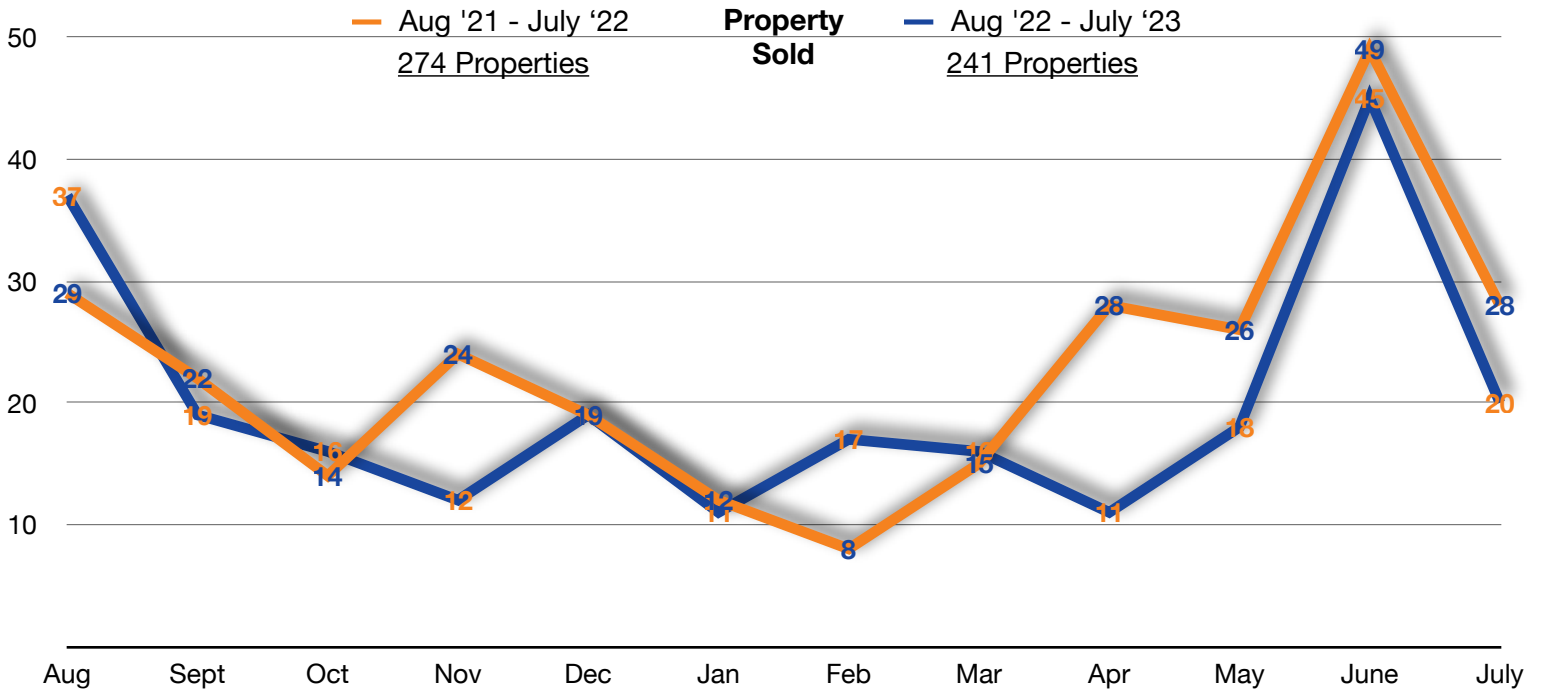
Lynch is a member of the Asian Real Estate Association of America. He supports St. Jude's Hospital and Compassionate Care ALS, as well as the Leonard Florence Center for Living's annual Boston Walk for Living.

Lynch is a proud father of twin boys. In his free time, he is a dedicated ultra-marathon runner and motorcycle enthusiast.

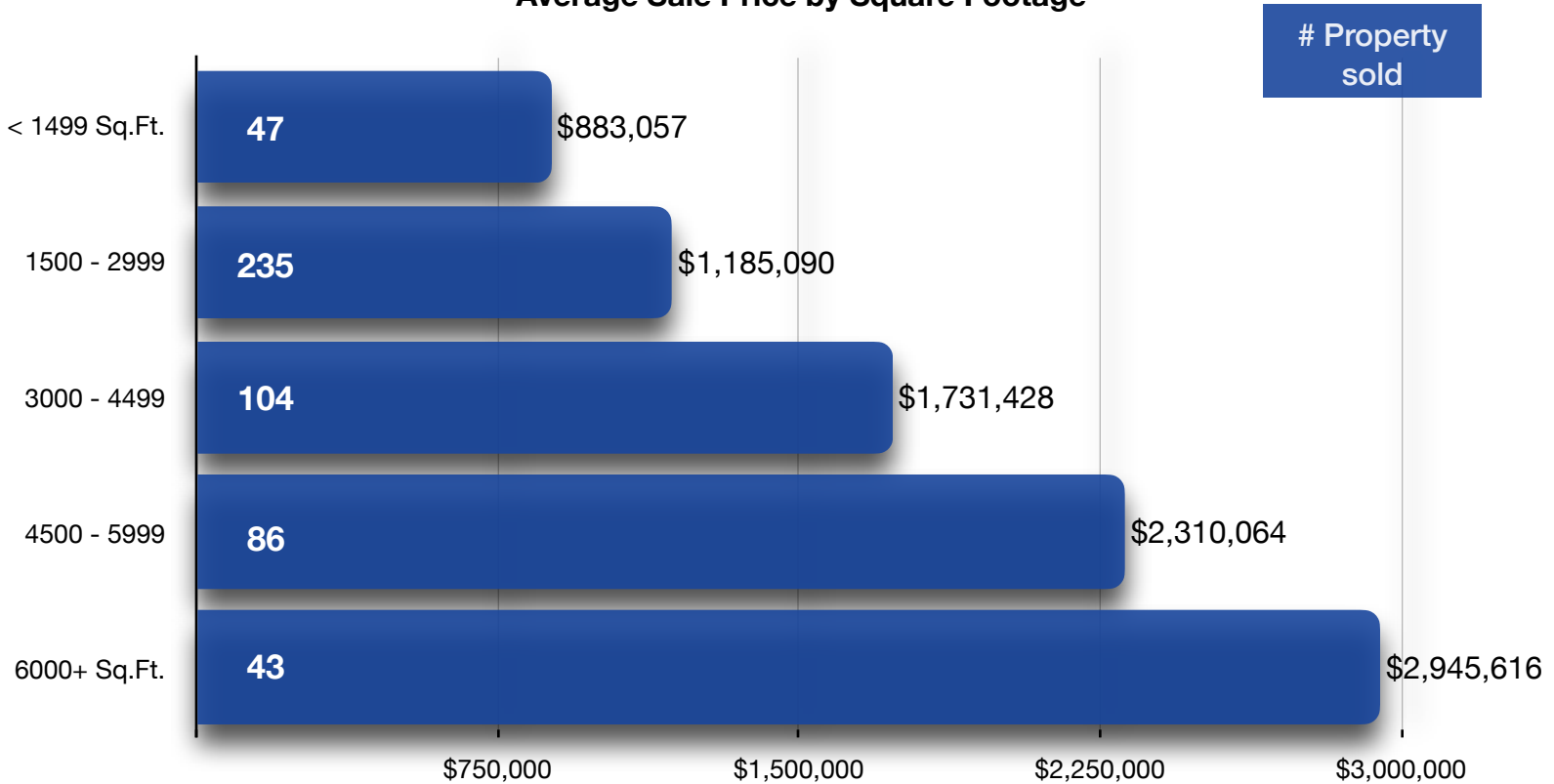
10 MOST EXPENSIVE NEEDHAM SALES IN THE LAST 24 MONTHS

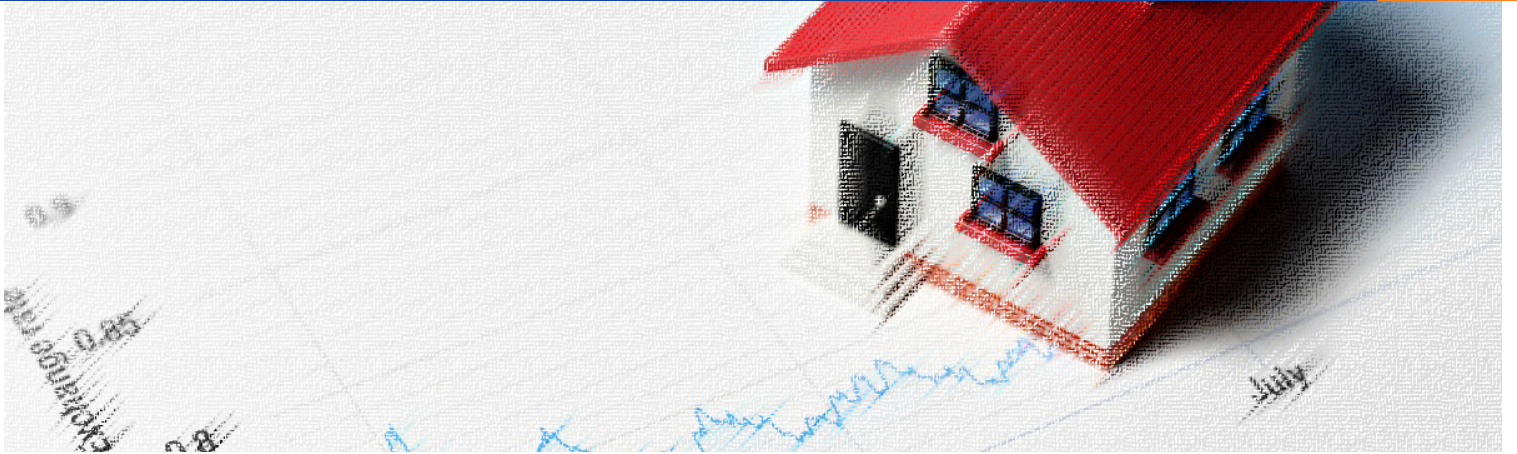
	ADDRESS	SOLD PRICE	PRICE/Sq.Ft.
1	119 Belle Ln.	\$4,950,000	\$467
2	34 Stratford Rd.	\$4,650,000	\$463
3	463 South St.	\$4,329,075	\$528
4	22 Eaton Rd.	\$3,616,198	\$587
5	39 Hutter Ridge Rd.	\$3,610,000	\$358
6	12 Bancroft St.	\$3,566,666	\$563
7	264 Edgewater Dr.	\$3,528,000	\$436
8	11 Gatewood Dr.	\$3,500,000	\$523
9	148 Edgewater Dr.	\$3,450,000	\$623
10	700 Chestnut St.	\$3,375,000	\$422

*data collected from MLS Pin Aug 1 2021 - July 31 2023



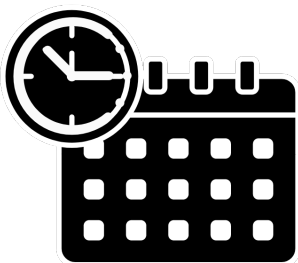
Average Sale Price by Square Footage





**AVERAGE PRICES
& PROPERTY SOLD
IN THE LAST 12
MONTHS**

MONTHS

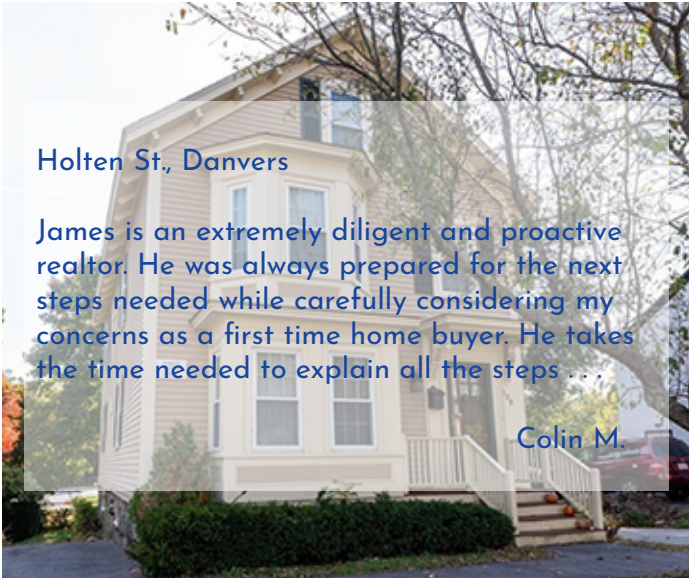


**AVERAGE
DAYS ON MARKET
33 Days**

33 Days



Property Sold



Holten St., Danvers

James is an extremely diligent and proactive realtor. He was always prepared for the next steps needed while carefully considering my concerns as a first time home buyer. He takes the time needed to explain all the steps . . .

Colin M.

Glen Ave, Burlington

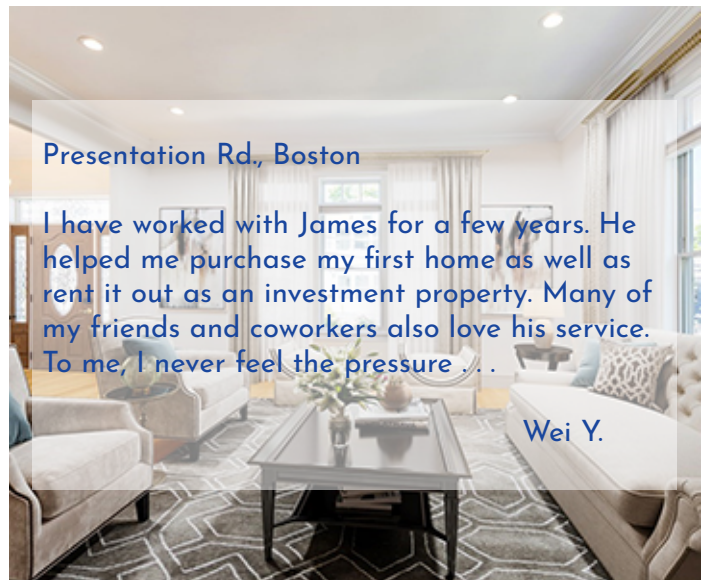
I had an amazing experience during my home buying experience with James. He was very helpful in identifying numerous houses for us to evaluate based on the criteria my wife and I provided and took the time . . .

Laura S.

K St., South Boston

James is an incredibly talented and knowledgeable realtor who has helped us navigate both renting an apartment in the city and now buying our first home. He held our hand through every step of the . . .

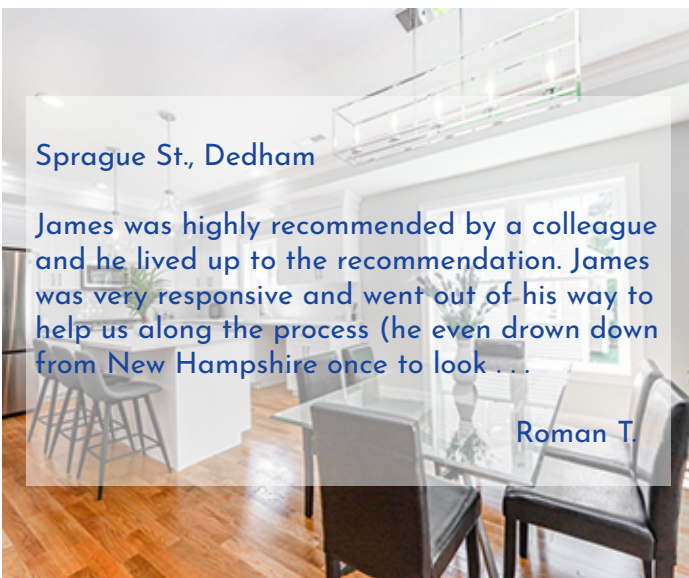
Carrie D.



Presentation Rd., Boston

I have worked with James for a few years. He helped me purchase my first home as well as rent it out as an investment property. Many of my friends and coworkers also love his service. To me, I never feel the pressure . . .

Wei Y.



Sprague St., Dedham

James was highly recommended by a colleague and he lived up to the recommendation. James was very responsive and went out of his way to help us along the process (he even drove down from New Hampshire once to look . . .

Roman T.

Polk St., Boston

I have dealt with a lot of realtors and I can honestly say James is THE BEST realtor I have EVER dealt with. He listens, does the research for you and gets you what you need all while being extremely kind. He is very . . .

Jon M.

