

Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Newton

Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	29	15	- 48.3%	639	507	- 20.7%
Closed Sales	68	35	- 48.5%	651	536	- 17.7%
Median Sales Price*	\$1,505,000	\$1,376,000	- 8.6%	\$1,510,000	\$1,617,500	+ 7.1%
Inventory of Homes for Sale	34	49	+ 44.1%	--	--	--
Months Supply of Inventory	0.6	1.2	+ 100.0%	--	--	--
Cumulative Days on Market Until Sale	25	35	+ 40.0%	35	29	- 17.1%
Percent of Original List Price Received*	102.1%	96.9%	- 5.1%	101.0%	101.8%	+ 0.8%
New Listings	19	17	- 10.5%	781	706	- 9.6%

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

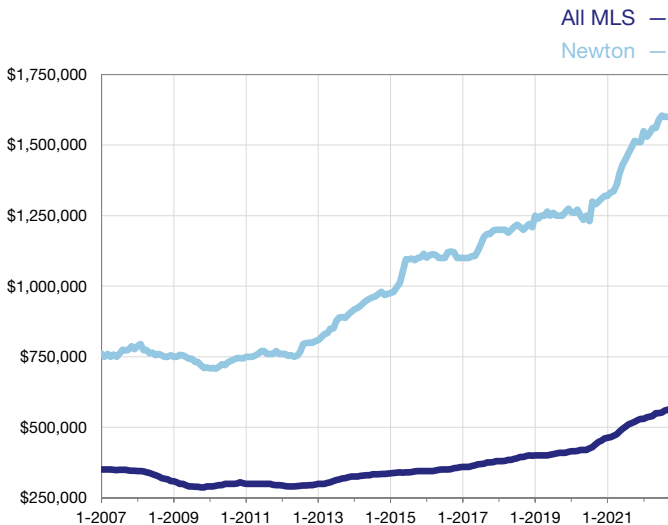
Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	20	11	- 45.0%	419	304	- 27.4%
Closed Sales	27	15	- 44.4%	432	317	- 26.6%
Median Sales Price*	\$1,070,000	\$845,000	- 21.0%	\$825,425	\$900,000	+ 9.0%
Inventory of Homes for Sale	23	47	+ 104.3%	--	--	--
Months Supply of Inventory	0.7	1.9	+ 171.4%	--	--	--
Cumulative Days on Market Until Sale	46	47	+ 2.2%	45	33	- 26.7%
Percent of Original List Price Received*	97.5%	97.4%	- 0.1%	99.1%	99.7%	+ 0.6%
New Listings	11	9	- 18.2%	492	469	- 4.7%

* 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

