

# Local Market Update – January 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Newton

### Single-Family Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	10	20	+ 100.0%	10	20	+ 100.0%
Closed Sales	34	14	- 58.8%	34	14	- 58.8%
Median Sales Price*	\$1,354,500	\$1,375,500	+ 1.6%	\$1,354,500	\$1,375,500	+ 1.6%
Inventory of Homes for Sale	42	55	+ 31.0%	--	--	--
Months Supply of Inventory	0.8	1.3	+ 62.5%	--	--	--
Cumulative Days on Market Until Sale	45	55	+ 22.2%	45	55	+ 22.2%
Percent of Original List Price Received*	97.6%	96.9%	- 0.7%	97.6%	96.9%	- 0.7%
New Listings	21	37	+ 76.2%	21	37	+ 76.2%

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

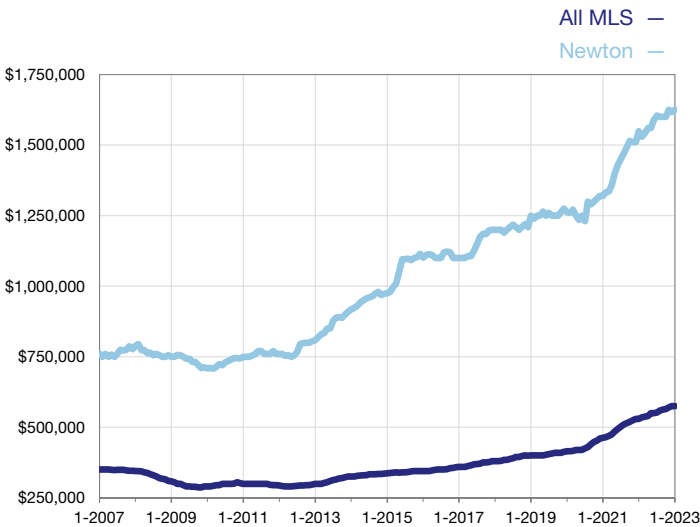
### Condominium Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	14	14	0.0%	14	14	0.0%
Closed Sales	22	7	- 68.2%	22	7	- 68.2%
Median Sales Price*	\$827,500	\$735,000	- 11.2%	\$827,500	\$735,000	- 11.2%
Inventory of Homes for Sale	29	54	+ 86.2%	--	--	--
Months Supply of Inventory	0.9	2.1	+ 133.3%	--	--	--
Cumulative Days on Market Until Sale	58	64	+ 10.3%	58	64	+ 10.3%
Percent of Original List Price Received*	96.1%	96.0%	- 0.1%	96.1%	96.0%	- 0.1%
New Listings	22	36	+ 63.6%	22	36	+ 63.6%

\* 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

