

# Local Market Update – February 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Newton

### Single-Family Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	36	38	+ 5.6%	46	52	+ 13.0%
Closed Sales	11	15	+ 36.4%	45	29	- 35.6%
Median Sales Price*	\$1,230,000	\$1,700,000	+ 38.2%	\$1,230,000	\$1,555,000	+ 26.4%
Inventory of Homes for Sale	49	61	+ 24.5%	--	--	--
Months Supply of Inventory	1.0	1.4	+ 40.0%	--	--	--
Cumulative Days on Market Until Sale	30	59	+ 96.7%	42	57	+ 35.7%
Percent of Original List Price Received*	97.1%	94.3%	- 2.9%	97.5%	95.6%	- 1.9%
New Listings	44	45	+ 2.3%	65	82	+ 26.2%

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

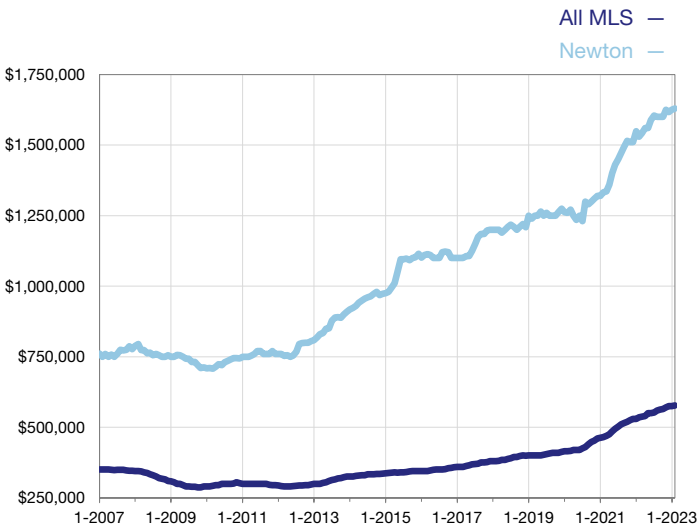
### Condominium Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	16	24	+ 50.0%	30	37	+ 23.3%
Closed Sales	15	11	- 26.7%	37	18	- 51.4%
Median Sales Price*	\$785,000	\$1,000,000	+ 27.4%	\$785,000	\$917,500	+ 16.9%
Inventory of Homes for Sale	37	43	+ 16.2%	--	--	--
Months Supply of Inventory	1.2	1.7	+ 41.7%	--	--	--
Cumulative Days on Market Until Sale	73	47	- 35.6%	64	53	- 17.2%
Percent of Original List Price Received*	98.9%	98.4%	- 0.5%	97.3%	97.5%	+ 0.2%
New Listings	26	19	- 26.9%	48	55	+ 14.6%

\* 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

