

# Local Market Update – July 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Newton

### Single-Family Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	41	42	+ 2.4%	375	406	+ 8.3%
Closed Sales	87	82	- 5.7%	335	349	+ 4.2%
Median Sales Price*	\$1,252,813	<b>\$1,389,000</b>	+ 10.9%	\$1,262,500	<b>\$1,315,000</b>	+ 4.2%
Inventory of Homes for Sale	136	128	- 5.9%	--	--	--
Months Supply of Inventory	2.7	2.6	- 3.7%	--	--	--
Cumulative Days on Market Until Sale	31	43	+ 38.7%	45	56	+ 24.4%
Percent of Original List Price Received*	99.6%	97.0%	- 2.6%	98.7%	96.9%	- 1.8%
New Listings	54	56	+ 3.7%	513	568	+ 10.7%

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

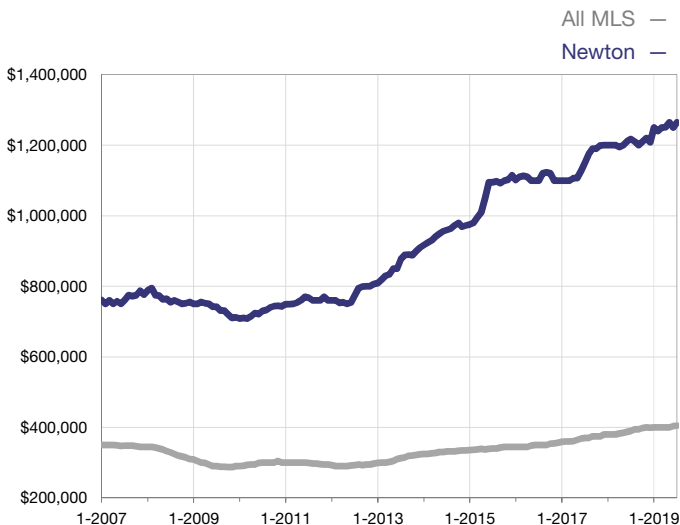
### Condominium Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	28	25	- 10.7%	182	199	+ 9.3%
Closed Sales	42	32	- 23.8%	162	166	+ 2.5%
Median Sales Price*	\$630,000	<b>\$752,000</b>	+ 19.4%	\$725,000	<b>\$742,500</b>	+ 2.4%
Inventory of Homes for Sale	63	82	+ 30.2%	--	--	--
Months Supply of Inventory	2.5	3.6	+ 44.0%	--	--	--
Cumulative Days on Market Until Sale	28	45	+ 60.7%	37	49	+ 32.4%
Percent of Original List Price Received*	100.6%	97.6%	- 3.0%	99.5%	98.4%	- 1.1%
New Listings	25	32	+ 28.0%	258	322	+ 24.8%

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

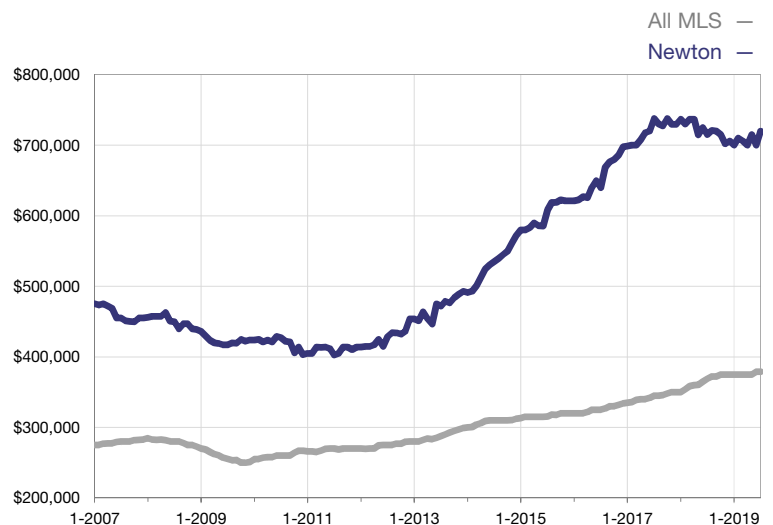
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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