

Local Market Update – July 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Newton

Single-Family Properties

Key Metrics	July			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	35	76	+ 117.1%	398	338	- 15.1%
Closed Sales	84	73	- 13.1%	356	264	- 25.8%
Median Sales Price*	\$1,389,000	\$1,305,000	- 6.0%	\$1,303,250	\$1,299,000	- 0.3%
Inventory of Homes for Sale	145	112	- 22.8%	--	--	--
Months Supply of Inventory	2.9	2.8	- 3.4%	--	--	--
Cumulative Days on Market Until Sale	42	37	- 11.9%	57	50	- 12.3%
Percent of Original List Price Received*	97.0%	97.9%	+ 0.9%	96.9%	96.8%	- 0.1%
New Listings	54	86	+ 59.3%	561	499	- 11.1%

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

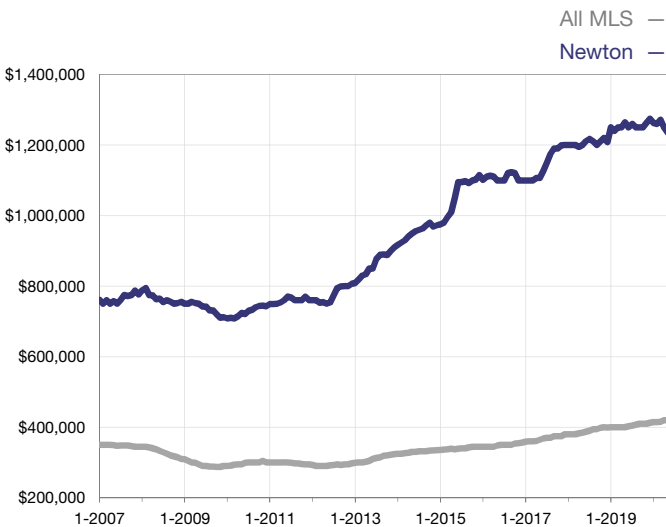
Condominium Properties

Key Metrics	July			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	26	23	- 11.5%	200	169	- 15.5%
Closed Sales	32	28	- 12.5%	166	148	- 10.8%
Median Sales Price*	\$752,000	\$870,000	+ 15.7%	\$742,500	\$859,000	+ 15.7%
Inventory of Homes for Sale	101	94	- 6.9%	--	--	--
Months Supply of Inventory	4.5	4.0	- 11.1%	--	--	--
Cumulative Days on Market Until Sale	45	51	+ 13.3%	49	64	+ 30.6%
Percent of Original List Price Received*	97.6%	96.4%	- 1.2%	98.4%	96.9%	- 1.5%
New Listings	36	56	+ 55.6%	329	278	- 15.5%

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

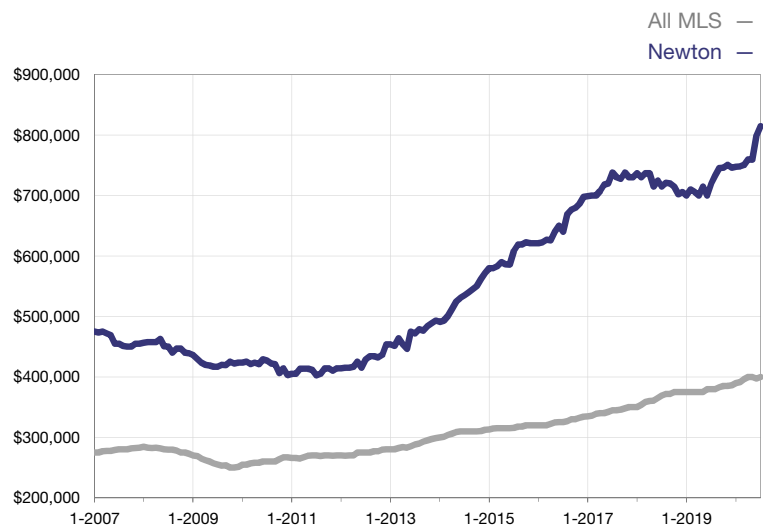
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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