

Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Newton

Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	19	73	+ 284.2%	121	228	+ 88.4%
Closed Sales	33	51	+ 54.5%	127	162	+ 27.6%
Median Sales Price*	\$1,068,000	\$1,410,000	+ 32.0%	\$1,230,000	\$1,405,000	+ 14.2%
Inventory of Homes for Sale	121	79	- 34.7%	--	--	--
Months Supply of Inventory	2.5	1.5	- 40.0%	--	--	--
Cumulative Days on Market Until Sale	60	37	- 38.3%	65	54	- 16.9%
Percent of Original List Price Received*	96.7%	101.4%	+ 4.9%	95.8%	98.9%	+ 3.2%
New Listings	40	106	+ 165.0%	222	289	+ 30.2%

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

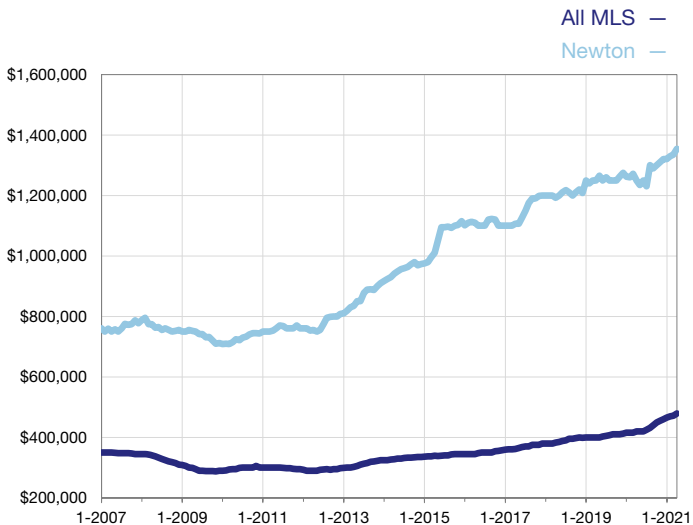
Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	11	51	+ 363.6%	90	171	+ 90.0%
Closed Sales	21	45	+ 114.3%	91	128	+ 40.7%
Median Sales Price*	\$1,180,000	\$740,000	- 37.3%	\$850,000	\$767,500	- 9.7%
Inventory of Homes for Sale	59	59	0.0%	--	--	--
Months Supply of Inventory	2.2	2.1	- 4.5%	--	--	--
Cumulative Days on Market Until Sale	43	50	+ 16.3%	72	63	- 12.5%
Percent of Original List Price Received*	98.0%	99.5%	+ 1.5%	96.4%	97.4%	+ 1.0%
New Listings	25	66	+ 164.0%	134	212	+ 58.2%

* 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

