

Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Newton

Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	49	90	+ 83.7%	170	317	+ 86.5%
Closed Sales	28	55	+ 96.4%	155	221	+ 42.6%
Median Sales Price*	\$1,356,850	\$1,650,000	+ 21.6%	\$1,249,000	\$1,475,000	+ 18.1%
Inventory of Homes for Sale	138	65	- 52.9%	--	--	--
Months Supply of Inventory	3.1	1.2	- 61.3%	--	--	--
Cumulative Days on Market Until Sale	29	34	+ 17.2%	59	49	- 16.9%
Percent of Original List Price Received*	98.2%	101.5%	+ 3.4%	96.2%	99.5%	+ 3.4%
New Listings	79	94	+ 19.0%	302	377	+ 24.8%

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

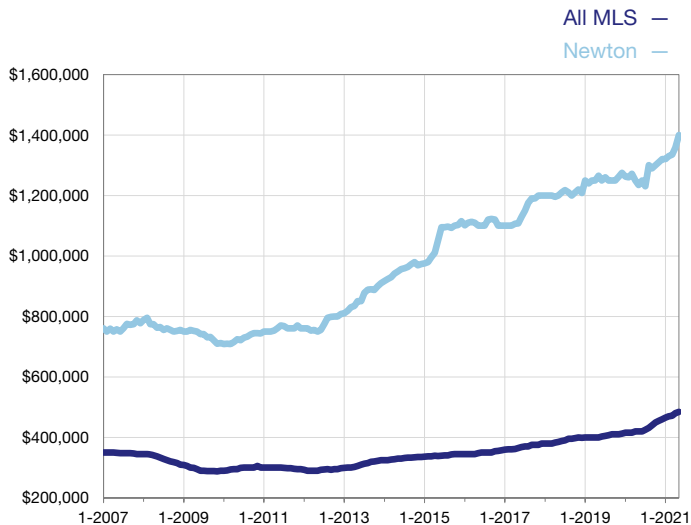
Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	19	56	+ 194.7%	109	225	+ 106.4%
Closed Sales	11	50	+ 354.5%	102	178	+ 74.5%
Median Sales Price*	\$675,000	\$832,500	+ 23.3%	\$837,500	\$781,000	- 6.7%
Inventory of Homes for Sale	76	49	- 35.5%	--	--	--
Months Supply of Inventory	3.0	1.6	- 46.7%	--	--	--
Cumulative Days on Market Until Sale	40	32	- 20.0%	69	54	- 21.7%
Percent of Original List Price Received*	98.4%	100.5%	+ 2.1%	96.7%	98.4%	+ 1.8%
New Listings	42	54	+ 28.6%	175	268	+ 53.1%

* 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

