

Local Market Update – December 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Newton

Single-Family Properties

Key Metrics	December			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	30	30	0.0%	600	638	+ 6.3%
Closed Sales	67	67	0.0%	578	650	+ 12.5%
Median Sales Price*	\$1,487,500	\$1,530,000	+ 2.9%	\$1,320,000	\$1,517,500	+ 15.0%
Inventory of Homes for Sale	70	18	- 74.3%	--	--	--
Months Supply of Inventory	1.5	0.3	- 80.0%	--	--	--
Cumulative Days on Market Until Sale	60	25	- 58.3%	50	35	- 30.0%
Percent of Original List Price Received*	97.4%	102.1%	+ 4.8%	97.5%	101.0%	+ 3.6%
New Listings	18	18	0.0%	812	738	- 9.1%

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

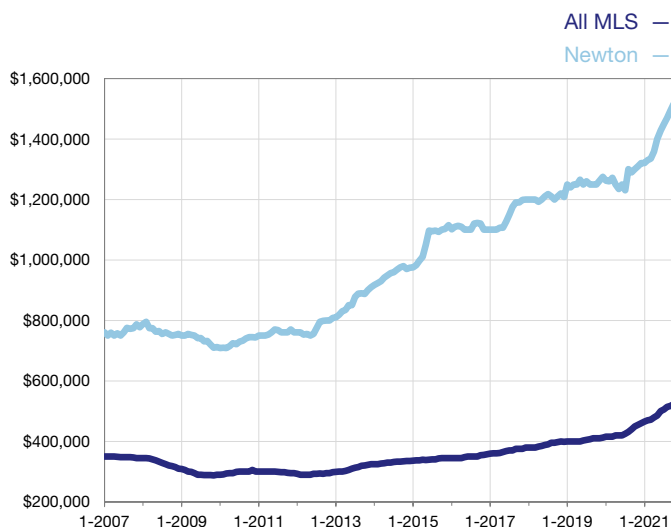
Condominium Properties

Key Metrics	December			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	28	17	- 39.3%	326	414	+ 27.0%
Closed Sales	29	25	- 13.8%	303	427	+ 40.9%
Median Sales Price*	\$695,000	\$1,070,000	+ 54.0%	\$808,000	\$825,000	+ 2.1%
Inventory of Homes for Sale	57	11	- 80.7%	--	--	--
Months Supply of Inventory	2.3	0.3	- 87.0%	--	--	--
Cumulative Days on Market Until Sale	56	47	- 16.1%	56	44	- 21.4%
Percent of Original List Price Received*	94.8%	97.7%	+ 3.1%	96.8%	99.2%	+ 2.5%
New Listings	15	12	- 20.0%	478	485	+ 1.5%

* 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

