

Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Newton

Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	44	35	- 20.5%	610	499	- 18.2%
Closed Sales	45	40	- 11.1%	583	500	- 14.2%
Median Sales Price*	\$1,327,000	\$1,640,000	+ 23.6%	\$1,510,000	\$1,632,500	+ 8.1%
Inventory of Homes for Sale	68	69	+ 1.5%	--	--	--
Months Supply of Inventory	1.3	1.6	+ 23.1%	--	--	--
Cumulative Days on Market Until Sale	40	34	- 15.0%	36	29	- 19.4%
Percent of Original List Price Received*	98.3%	96.0%	- 2.3%	100.8%	102.2%	+ 1.4%
New Listings	41	31	- 24.4%	762	691	- 9.3%

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

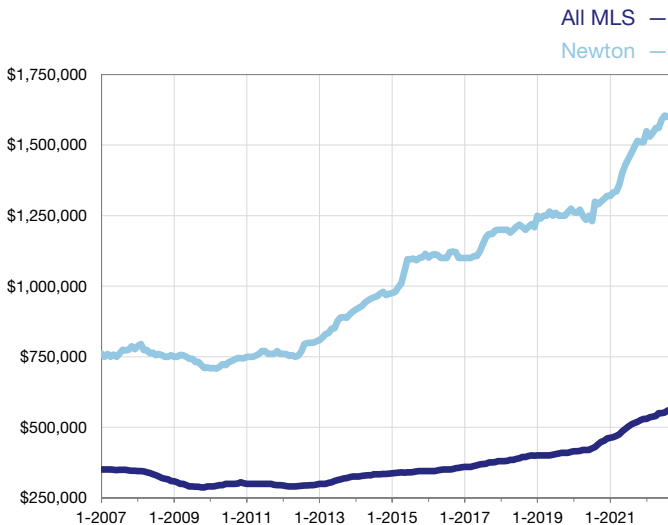
Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	21	18	- 14.3%	399	294	- 26.3%
Closed Sales	32	28	- 12.5%	405	300	- 25.9%
Median Sales Price*	\$960,000	\$999,250	+ 4.1%	\$815,000	\$906,500	+ 11.2%
Inventory of Homes for Sale	40	60	+ 50.0%	--	--	--
Months Supply of Inventory	1.1	2.3	+ 109.1%	--	--	--
Cumulative Days on Market Until Sale	43	41	- 4.7%	45	31	- 31.1%
Percent of Original List Price Received*	97.4%	94.9%	- 2.6%	99.2%	99.9%	+ 0.7%
New Listings	11	16	+ 45.5%	481	460	- 4.4%

* 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

