

# Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Newton

### Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	68	54	- 20.6%	178	158	- 11.2%
Closed Sales	38	37	- 2.6%	117	96	- 17.9%
Median Sales Price*	\$1,745,000	<b>\$2,200,000</b>	+ 26.1%	\$1,610,000	<b>\$1,700,000</b>	+ 5.6%
Inventory of Homes for Sale	93	93	0.0%	--	--	--
Months Supply of Inventory	1.9	2.3	+ 21.1%	--	--	--
Cumulative Days on Market Until Sale	26	33	+ 26.9%	35	39	+ 11.4%
Percent of Original List Price Received*	108.9%	<b>102.8%</b>	- 5.6%	103.6%	<b>100.0%</b>	- 3.5%
New Listings	97	70	- 27.8%	261	247	- 5.4%

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

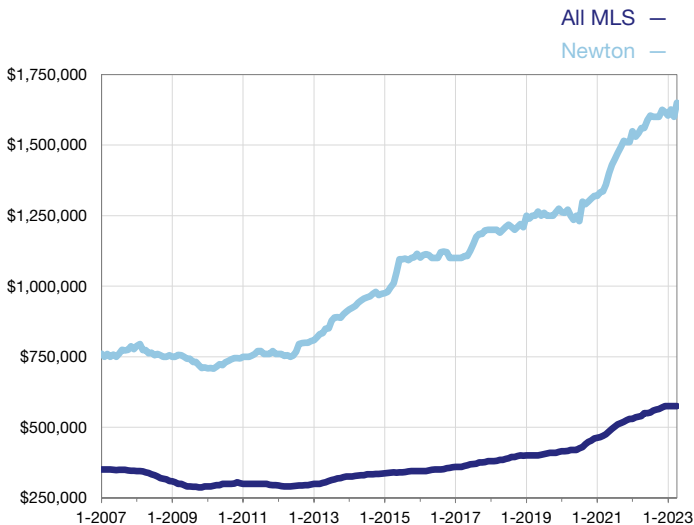
### Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	38	43	+ 13.2%	101	98	- 3.0%
Closed Sales	26	24	- 7.7%	82	59	- 28.0%
Median Sales Price*	\$950,000	<b>\$1,138,750</b>	+ 19.9%	\$906,500	<b>\$1,000,000</b>	+ 10.3%
Inventory of Homes for Sale	65	48	- 26.2%	--	--	--
Months Supply of Inventory	2.2	1.9	- 13.6%	--	--	--
Cumulative Days on Market Until Sale	17	56	+ 229.4%	43	59	+ 37.2%
Percent of Original List Price Received*	105.2%	<b>98.7%</b>	- 6.2%	100.6%	<b>97.7%</b>	- 2.9%
New Listings	61	39	- 36.1%	158	141	- 10.8%

\* 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

