

Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Newton

Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	72	81	+ 12.5%	250	232	- 7.2%
Closed Sales	65	46	- 29.2%	182	142	- 22.0%
Median Sales Price*	\$1,733,040	\$1,907,500	+ 10.1%	\$1,640,000	\$1,750,000	+ 6.7%
Inventory of Homes for Sale	98	109	+ 11.2%	--	--	--
Months Supply of Inventory	2.0	2.7	+ 35.0%	--	--	--
Cumulative Days on Market Until Sale	18	38	+ 111.1%	29	38	+ 31.0%
Percent of Original List Price Received*	108.0%	100.7%	- 6.8%	105.2%	100.2%	- 4.8%
New Listings	94	108	+ 14.9%	343	333	- 2.9%

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

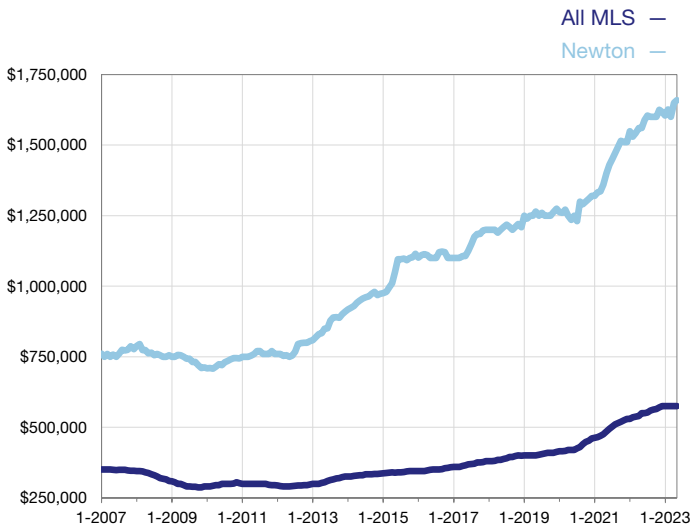
Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	37	42	+ 13.5%	138	136	- 1.4%
Closed Sales	29	33	+ 13.8%	111	92	- 17.1%
Median Sales Price*	\$820,000	\$960,000	+ 17.1%	\$885,000	\$994,500	+ 12.4%
Inventory of Homes for Sale	66	53	- 19.7%	--	--	--
Months Supply of Inventory	2.4	2.1	- 12.5%	--	--	--
Cumulative Days on Market Until Sale	20	50	+ 150.0%	37	56	+ 51.4%
Percent of Original List Price Received*	102.8%	100.1%	- 2.6%	101.2%	98.6%	- 2.6%
New Listings	51	58	+ 13.7%	196	190	- 3.1%

* 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

