

Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Newton

Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	65	72	+ 10.8%	315	297	- 5.7%
Closed Sales	76	66	- 13.2%	258	209	- 19.0%
Median Sales Price*	\$1,775,000	\$1,729,500	- 2.6%	\$1,662,500	\$1,745,000	+ 5.0%
Inventory of Homes for Sale	108	74	- 31.5%	--	--	--
Months Supply of Inventory	2.2	1.8	- 18.2%	--	--	--
Cumulative Days on Market Until Sale	15	25	+ 66.7%	25	34	+ 36.0%
Percent of Original List Price Received*	105.6%	102.2%	- 3.2%	105.3%	100.8%	- 4.3%
New Listings	82	55	- 32.9%	425	380	- 10.6%

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

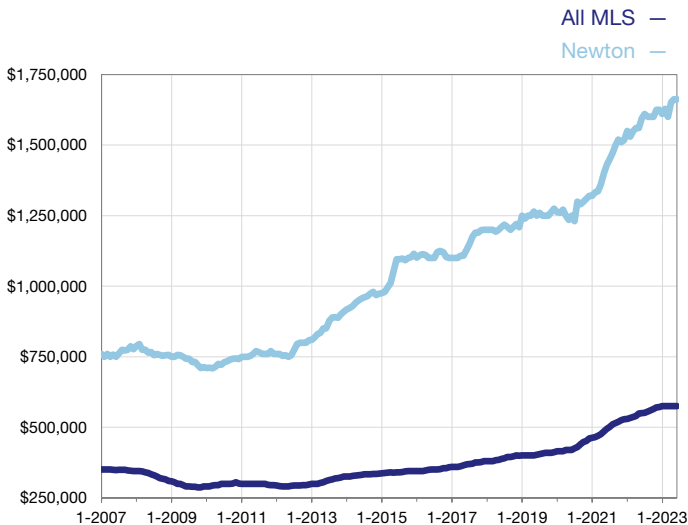
Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	40	39	- 2.5%	178	171	- 3.9%
Closed Sales	42	26	- 38.1%	153	119	- 22.2%
Median Sales Price*	\$1,012,500	\$1,309,500	+ 29.3%	\$905,000	\$1,030,000	+ 13.8%
Inventory of Homes for Sale	80	55	- 31.3%	--	--	--
Months Supply of Inventory	2.9	2.2	- 24.1%	--	--	--
Cumulative Days on Market Until Sale	20	19	- 5.0%	32	47	+ 46.9%
Percent of Original List Price Received*	102.6%	100.3%	- 2.2%	101.6%	99.0%	- 2.6%
New Listings	66	43	- 34.8%	262	235	- 10.3%

* 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

