

# Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Newton

### Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	42	28	- 33.3%	357	316	- 11.5%
Closed Sales	69	59	- 14.5%	327	267	- 18.3%
Median Sales Price*	\$1,800,000	\$1,840,000	+ 2.2%	\$1,720,000	\$1,800,000	+ 4.7%
Inventory of Homes for Sale	103	71	- 31.1%	--	--	--
Months Supply of Inventory	2.2	1.8	- 18.2%	--	--	--
Cumulative Days on Market Until Sale	29	29	0.0%	26	33	+ 26.9%
Percent of Original List Price Received*	101.9%	99.3%	- 2.6%	104.6%	100.5%	- 3.9%
New Listings	50	29	- 42.0%	475	408	- 14.1%

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

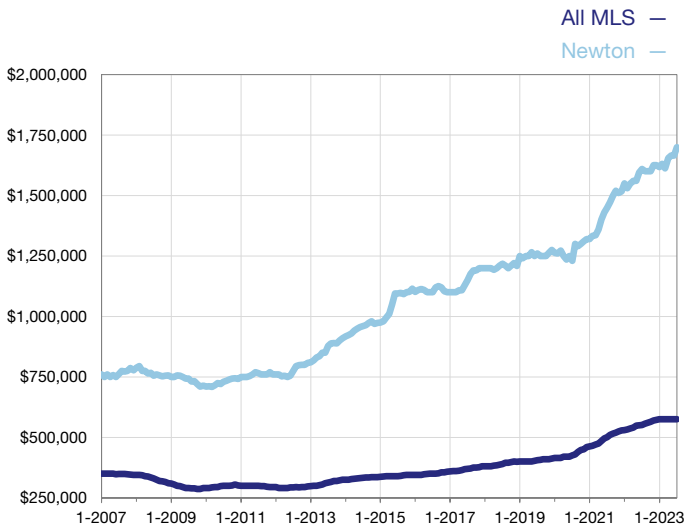
### Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	21	22	+ 4.8%	199	193	- 3.0%
Closed Sales	39	34	- 12.8%	192	153	- 20.3%
Median Sales Price*	\$930,000	\$1,007,500	+ 8.3%	\$909,000	\$1,030,000	+ 13.3%
Inventory of Homes for Sale	81	52	- 35.8%	--	--	--
Months Supply of Inventory	3.0	2.1	- 30.0%	--	--	--
Cumulative Days on Market Until Sale	24	26	+ 8.3%	31	42	+ 35.5%
Percent of Original List Price Received*	99.5%	99.5%	0.0%	101.2%	99.1%	- 2.1%
New Listings	34	31	- 8.8%	296	265	- 10.5%

\* 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

