

Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Newton

Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	33	24	- 27.3%	390	335	- 14.1%
Closed Sales	62	43	- 30.6%	389	312	- 19.8%
Median Sales Price*	\$1,500,000	\$1,664,000	+ 10.9%	\$1,670,000	\$1,760,625	+ 5.4%
Inventory of Homes for Sale	80	56	- 30.0%	--	--	--
Months Supply of Inventory	1.7	1.5	- 11.8%	--	--	--
Cumulative Days on Market Until Sale	31	26	- 16.1%	27	32	+ 18.5%
Percent of Original List Price Received*	99.2%	101.5%	+ 2.3%	103.7%	100.6%	- 3.0%
New Listings	26	26	0.0%	501	434	- 13.4%

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

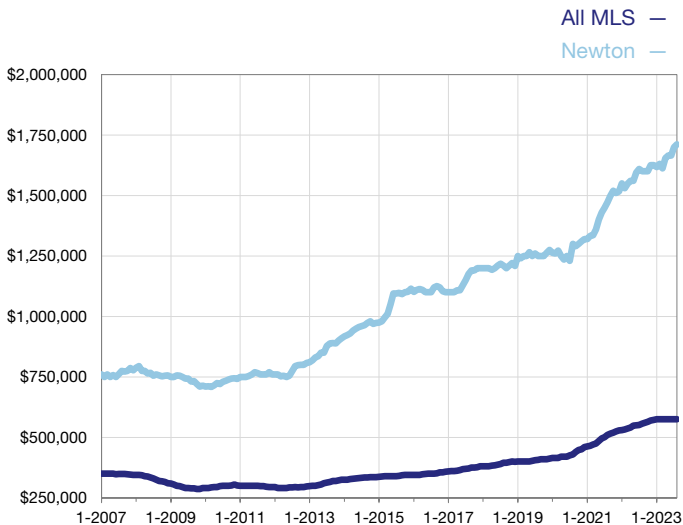
Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	27	32	+ 18.5%	226	222	- 1.8%
Closed Sales	33	26	- 21.2%	225	181	- 19.6%
Median Sales Price*	\$880,000	\$1,017,500	+ 15.6%	\$908,000	\$1,025,000	+ 12.9%
Inventory of Homes for Sale	71	42	- 40.8%	--	--	--
Months Supply of Inventory	2.6	1.7	- 34.6%	--	--	--
Cumulative Days on Market Until Sale	24	40	+ 66.7%	30	43	+ 43.3%
Percent of Original List Price Received*	99.4%	99.8%	+ 0.4%	100.9%	99.1%	- 1.8%
New Listings	21	28	+ 33.3%	317	291	- 8.2%

* 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

