

# Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Newton

### Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	35	37	+ 5.7%	425	368	- 13.4%
Closed Sales	37	27	- 27.0%	426	340	- 20.2%
Median Sales Price*	\$1,675,000	<b>\$1,825,000</b>	+ 9.0%	\$1,672,500	<b>\$1,782,500</b>	+ 6.6%
Inventory of Homes for Sale	103	89	- 13.6%	--	--	--
Months Supply of Inventory	2.2	2.4	+ 9.1%	--	--	--
Cumulative Days on Market Until Sale	42	51	+ 21.4%	28	34	+ 21.4%
Percent of Original List Price Received*	96.7%	98.1%	+ 1.4%	103.1%	100.4%	- 2.6%
New Listings	74	74	0.0%	575	509	- 11.5%

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

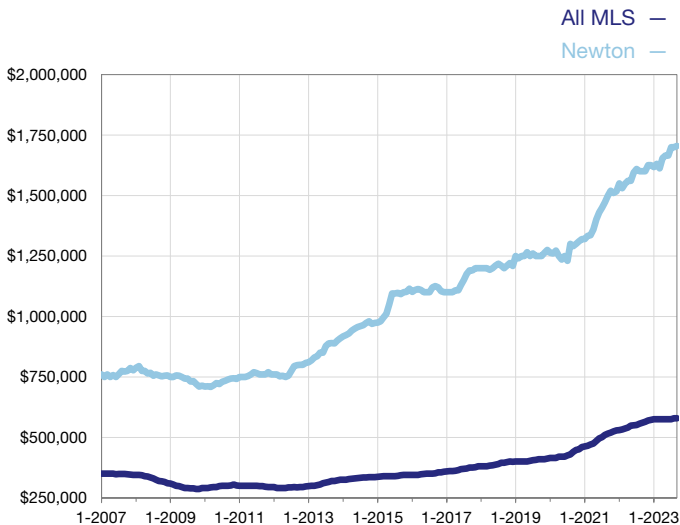
### Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	28	28	0.0%	254	249	- 2.0%
Closed Sales	24	36	+ 50.0%	249	217	- 12.9%
Median Sales Price*	\$836,000	<b>\$907,000</b>	+ 8.5%	\$900,500	<b>\$985,000</b>	+ 9.4%
Inventory of Homes for Sale	82	53	- 35.4%	--	--	--
Months Supply of Inventory	3.1	2.1	- 32.3%	--	--	--
Cumulative Days on Market Until Sale	34	29	- 14.7%	30	40	+ 33.3%
Percent of Original List Price Received*	97.6%	99.6%	+ 2.0%	100.6%	99.2%	- 1.4%
New Listings	53	46	- 13.2%	370	334	- 9.7%

\* 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

