

# Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Newton

### Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	34	38	+ 11.8%	459	399	- 13.1%
Closed Sales	33	35	+ 6.1%	459	375	- 18.3%
Median Sales Price*	\$1,425,000	<b>\$1,788,750</b>	+ 25.5%	\$1,635,000	<b>\$1,782,500</b>	+ 9.0%
Inventory of Homes for Sale	96	81	- 15.6%	--	--	--
Months Supply of Inventory	2.2	2.2	0.0%	--	--	--
Cumulative Days on Market Until Sale	30	63	+ 110.0%	28	36	+ 28.6%
Percent of Original List Price Received*	97.6%	96.1%	- 1.5%	102.7%	100.0%	- 2.6%
New Listings	39	37	- 5.1%	614	541	- 11.9%

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

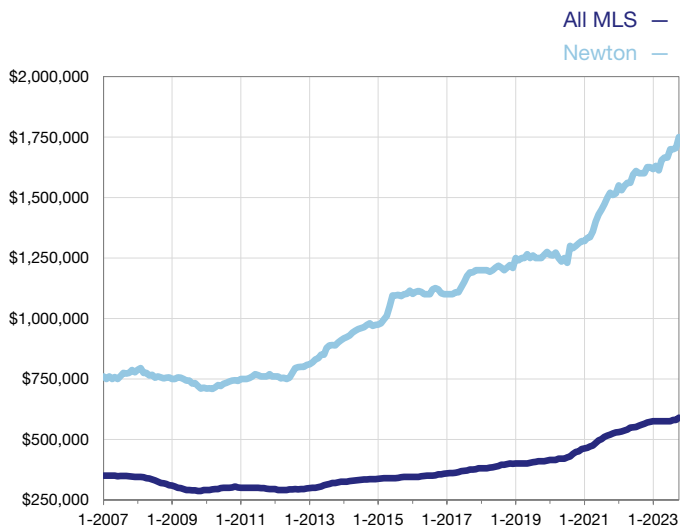
### Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	22	26	+ 18.2%	276	271	- 1.8%
Closed Sales	25	31	+ 24.0%	274	249	- 9.1%
Median Sales Price*	\$995,000	<b>\$1,030,000</b>	+ 3.5%	\$902,750	<b>\$985,000</b>	+ 9.1%
Inventory of Homes for Sale	86	52	- 39.5%	--	--	--
Months Supply of Inventory	3.3	2.1	- 36.4%	--	--	--
Cumulative Days on Market Until Sale	37	42	+ 13.5%	31	41	+ 32.3%
Percent of Original List Price Received*	98.5%	98.3%	- 0.2%	100.4%	99.1%	- 1.3%
New Listings	39	32	- 17.9%	409	367	- 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

