

Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Newton

Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	31	30	- 3.2%	490	427	- 12.9%
Closed Sales	41	29	- 29.3%	500	404	- 19.2%
Median Sales Price*	\$1,650,000	\$1,523,800	- 7.6%	\$1,642,500	\$1,750,000	+ 6.5%
Inventory of Homes for Sale	77	72	- 6.5%	--	--	--
Months Supply of Inventory	1.8	2.0	+ 11.1%	--	--	--
Cumulative Days on Market Until Sale	34	36	+ 5.9%	29	36	+ 24.1%
Percent of Original List Price Received*	96.1%	99.1%	+ 3.1%	102.2%	99.9%	- 2.3%
New Listings	28	37	+ 32.1%	642	580	- 9.7%

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

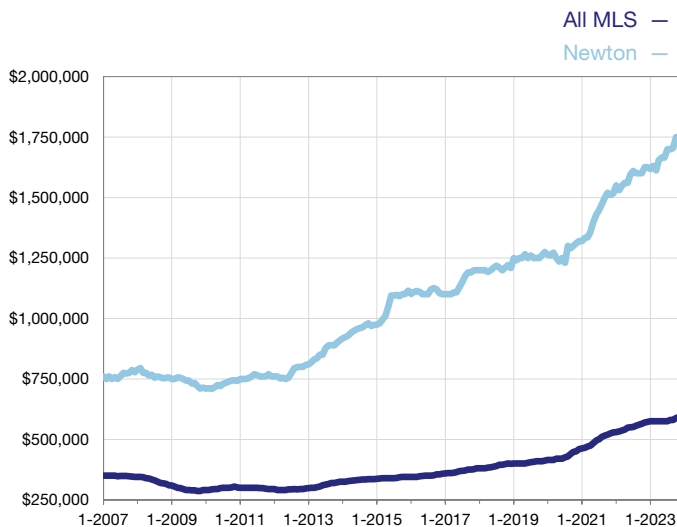
Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	17	20	+ 17.6%	293	287	- 2.0%
Closed Sales	29	21	- 27.6%	303	271	- 10.6%
Median Sales Price*	\$1,043,500	\$1,095,000	+ 4.9%	\$905,000	\$985,000	+ 8.8%
Inventory of Homes for Sale	71	39	- 45.1%	--	--	--
Months Supply of Inventory	2.7	1.6	- 40.7%	--	--	--
Cumulative Days on Market Until Sale	40	43	+ 7.5%	32	41	+ 28.1%
Percent of Original List Price Received*	95.1%	99.4%	+ 4.5%	99.9%	99.2%	- 0.7%
New Listings	13	13	0.0%	422	377	- 10.7%

* 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

