

Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Newton

Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	13	21	+ 61.5%	503	445	- 11.5%
Closed Sales	35	25	- 28.6%	535	430	- 19.6%
Median Sales Price*	\$1,376,000	\$1,565,000	+ 13.7%	\$1,625,000	\$1,750,000	+ 7.7%
Inventory of Homes for Sale	54	40	- 25.9%	--	--	--
Months Supply of Inventory	1.3	1.1	- 15.4%	--	--	--
Cumulative Days on Market Until Sale	35	59	+ 68.6%	29	38	+ 31.0%
Percent of Original List Price Received*	96.9%	97.3%	+ 0.4%	101.8%	99.8%	- 2.0%
New Listings	12	9	- 25.0%	654	589	- 9.9%

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

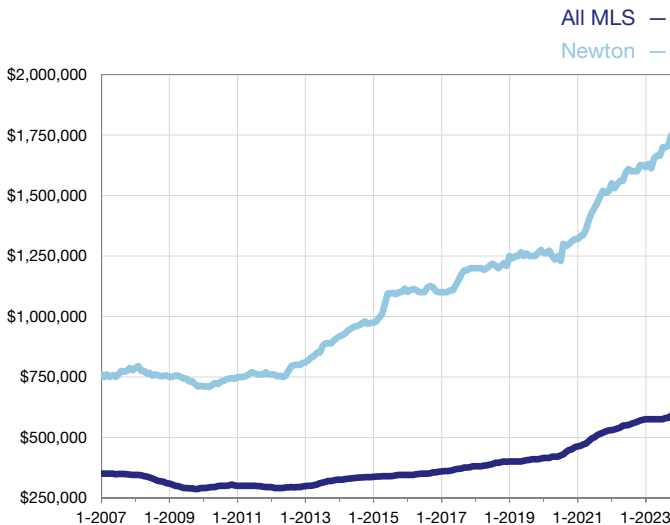
Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	10	8	- 20.0%	303	291	- 4.0%
Closed Sales	16	17	+ 6.3%	319	288	- 9.7%
Median Sales Price*	\$852,500	\$939,000	+ 10.1%	\$900,000	\$981,500	+ 9.1%
Inventory of Homes for Sale	52	33	- 36.5%	--	--	--
Months Supply of Inventory	2.1	1.4	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	46	48	+ 4.3%	33	41	+ 24.2%
Percent of Original List Price Received*	97.1%	96.7%	- 0.4%	99.7%	99.0%	- 0.7%
New Listings	8	3	- 62.5%	430	382	- 11.2%

* 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

