

Local Market Update – January 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Newton

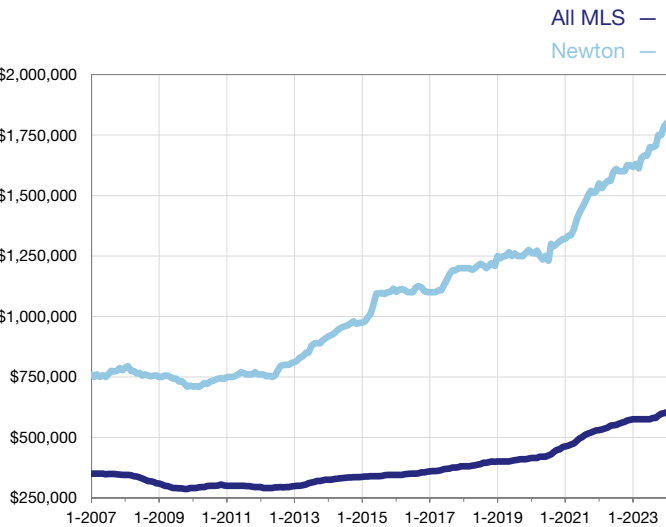
Single-Family Properties	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	14	16	+ 14.3%	14	16	+ 14.3%
Closed Sales	13	21	+ 61.5%	13	21	+ 61.5%
Median Sales Price*	\$1,300,000	\$2,300,000	+ 76.9%	\$1,300,000	\$2,300,000	+ 76.9%
Inventory of Homes for Sale	61	59	- 3.3%	--	--	--
Months Supply of Inventory	1.4	1.6	+ 14.3%	--	--	--
Cumulative Days on Market Until Sale	58	105	+ 81.0%	58	105	+ 81.0%
Percent of Original List Price Received*	97.0%	91.8%	- 5.4%	97.0%	91.8%	- 5.4%
New Listings	29	38	+ 31.0%	29	38	+ 31.0%

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

Condominium Properties	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	12	23	+ 91.7%	12	23	+ 91.7%
Closed Sales	7	9	+ 28.6%	7	9	+ 28.6%
Median Sales Price*	\$735,000	\$1,243,268	+ 69.2%	\$735,000	\$1,243,268	+ 69.2%
Inventory of Homes for Sale	68	42	- 38.2%	--	--	--
Months Supply of Inventory	2.7	1.7	- 37.0%	--	--	--
Cumulative Days on Market Until Sale	64	75	+ 17.2%	64	75	+ 17.2%
Percent of Original List Price Received*	96.0%	95.3%	- 0.7%	96.0%	95.3%	- 0.7%
New Listings	35	38	+ 8.6%	35	38	+ 8.6%

* 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

