

Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Newton

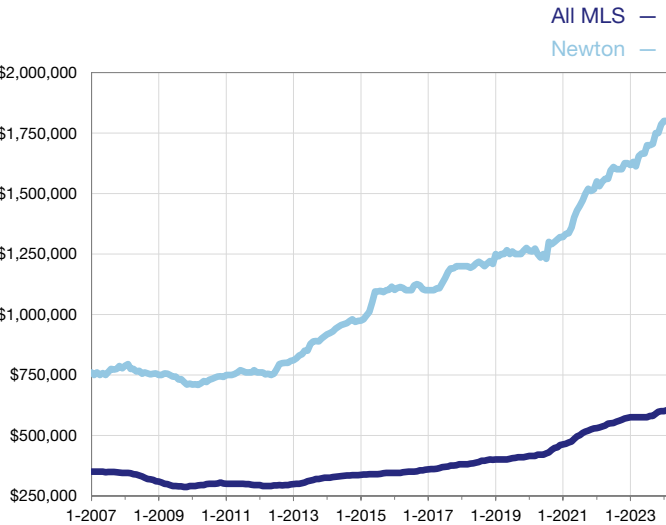
Single-Family Properties	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	35	35	0.0%	49	49	0.0%
Closed Sales	16	18	+ 12.5%	29	39	+ 34.5%
Median Sales Price*	\$1,700,000	\$2,112,500	+ 24.3%	\$1,560,000	\$2,160,000	+ 38.5%
Inventory of Homes for Sale	62	82	+ 32.3%	--	--	--
Months Supply of Inventory	1.5	2.2	+ 46.7%	--	--	--
Cumulative Days on Market Until Sale	63	42	- 33.3%	61	75	+ 23.0%
Percent of Original List Price Received*	93.7%	99.4%	+ 6.1%	95.2%	95.3%	+ 0.1%
New Listings	41	61	+ 48.8%	70	100	+ 42.9%

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

Condominium Properties	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	19	28	+ 47.4%	31	46	+ 48.4%
Closed Sales	11	18	+ 63.6%	18	27	+ 50.0%
Median Sales Price*	\$1,000,000	\$1,210,000	+ 21.0%	\$917,500	\$1,220,000	+ 33.0%
Inventory of Homes for Sale	58	45	- 22.4%	--	--	--
Months Supply of Inventory	2.3	1.8	- 21.7%	--	--	--
Cumulative Days on Market Until Sale	47	67	+ 42.6%	53	69	+ 30.2%
Percent of Original List Price Received*	98.4%	99.0%	+ 0.6%	97.5%	97.7%	+ 0.2%
New Listings	17	31	+ 82.4%	52	68	+ 30.8%

* 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

