

# Local Market Update – March 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Newton

### Single-Family Properties

Key Metrics	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	54	66	+ 22.2%	103	110	+ 6.8%
Closed Sales	29	24	- 17.2%	58	63	+ 8.6%
Median Sales Price*	\$1,450,000	\$1,907,500	+ 31.6%	\$1,460,000	\$2,000,000	+ 37.0%
Inventory of Homes for Sale	90	93	+ 3.3%	--	--	--
Months Supply of Inventory	2.2	2.5	+ 13.6%	--	--	--
Cumulative Days on Market Until Sale	24	38	+ 58.3%	43	61	+ 41.9%
Percent of Original List Price Received*	101.5%	102.1%	+ 0.6%	98.3%	97.9%	- 0.4%
New Listings	89	81	- 9.0%	159	176	+ 10.7%

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

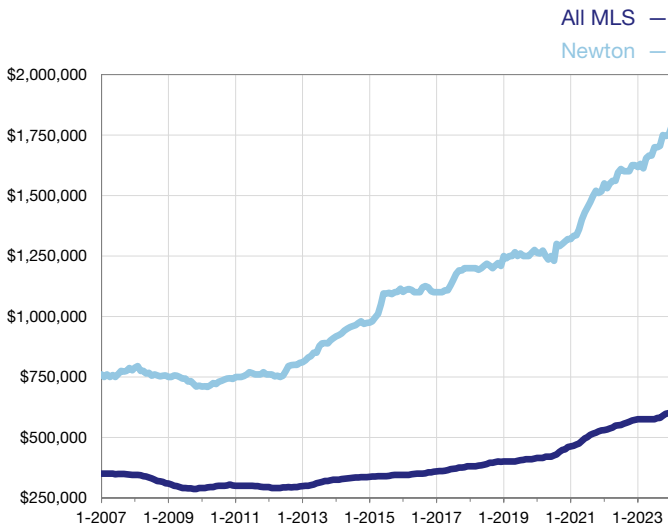
### Condominium Properties

Key Metrics	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	25	26	+ 4.0%	56	72	+ 28.6%
Closed Sales	17	25	+ 47.1%	35	52	+ 48.6%
Median Sales Price*	\$918,500	\$960,000	+ 4.5%	\$918,500	\$1,195,000	+ 30.1%
Inventory of Homes for Sale	64	48	- 25.0%	--	--	--
Months Supply of Inventory	2.6	1.9	- 26.9%	--	--	--
Cumulative Days on Market Until Sale	69	65	- 5.8%	61	67	+ 9.8%
Percent of Original List Price Received*	96.6%	98.7%	+ 2.2%	97.0%	98.2%	+ 1.2%
New Listings	46	35	- 23.9%	98	103	+ 5.1%

\* 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

