

Newton

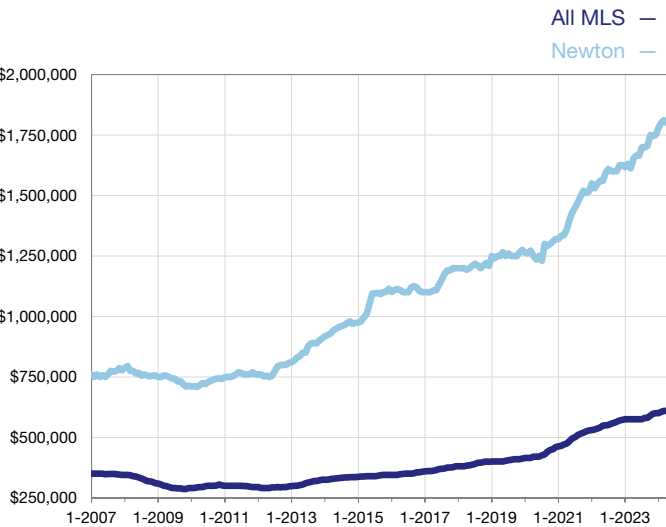
Single-Family Properties				Year to Date		
Key Metrics	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	47	75	+ 59.6%	150	178	+ 18.7%
Closed Sales	37	44	+ 18.9%	95	107	+ 12.6%
Median Sales Price*	\$2,200,000	\$1,765,000	- 19.8%	\$1,700,000	\$1,950,000	+ 14.7%
Inventory of Homes for Sale	96	96	0.0%	--	--	--
Months Supply of Inventory	2.4	2.5	+ 4.2%	--	--	--
Cumulative Days on Market Until Sale	33	47	+ 42.4%	39	55	+ 41.0%
Percent of Original List Price Received*	102.8%	102.2%	- 0.6%	100.1%	99.7%	- 0.4%
New Listings	63	91	+ 44.4%	222	259	+ 16.7%

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

Condominium Properties				Year to Date		
Key Metrics	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	38	26	- 31.6%	94	96	+ 2.1%
Closed Sales	24	20	- 16.7%	59	73	+ 23.7%
Median Sales Price*	\$1,138,750	\$898,000	- 21.1%	\$1,000,000	\$1,115,000	+ 11.5%
Inventory of Homes for Sale	54	53	- 1.9%	--	--	--
Months Supply of Inventory	2.2	2.2	0.0%	--	--	--
Cumulative Days on Market Until Sale	56	22	- 60.7%	59	55	- 6.8%
Percent of Original List Price Received*	98.7%	100.8%	+ 2.1%	97.7%	99.0%	+ 1.3%
New Listings	36	32	- 11.1%	134	139	+ 3.7%

* 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

