

Newton

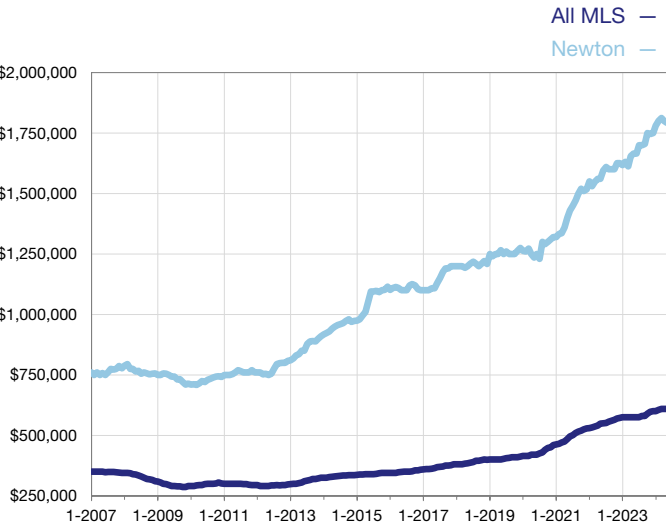
Single-Family Properties	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	71	62	- 12.7%	221	236	+ 6.8%
Closed Sales	47	57	+ 21.3%	142	164	+ 15.5%
Median Sales Price*	\$1,865,000	\$1,758,000	- 5.7%	\$1,750,000	\$1,911,500	+ 9.2%
Inventory of Homes for Sale	116	121	+ 4.3%	--	--	--
Months Supply of Inventory	2.9	3.2	+ 10.3%	--	--	--
Cumulative Days on Market Until Sale	38	36	- 5.3%	39	48	+ 23.1%
Percent of Original List Price Received*	100.6%	102.3%	+ 1.7%	100.3%	100.6%	+ 0.3%
New Listings	104	101	- 2.9%	326	357	+ 9.5%

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

Condominium Properties	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	37	40	+ 8.1%	131	131	0.0%
Closed Sales	35	20	- 42.9%	94	93	- 1.1%
Median Sales Price*	\$960,000	\$1,000,000	+ 4.2%	\$994,500	\$1,080,000	+ 8.6%
Inventory of Homes for Sale	67	60	- 10.4%	--	--	--
Months Supply of Inventory	2.7	2.5	- 7.4%	--	--	--
Cumulative Days on Market Until Sale	48	37	- 22.9%	55	51	- 7.3%
Percent of Original List Price Received*	100.3%	97.6%	- 2.7%	98.7%	98.7%	0.0%
New Listings	59	46	- 22.0%	193	185	- 4.1%

* 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

