

Newton

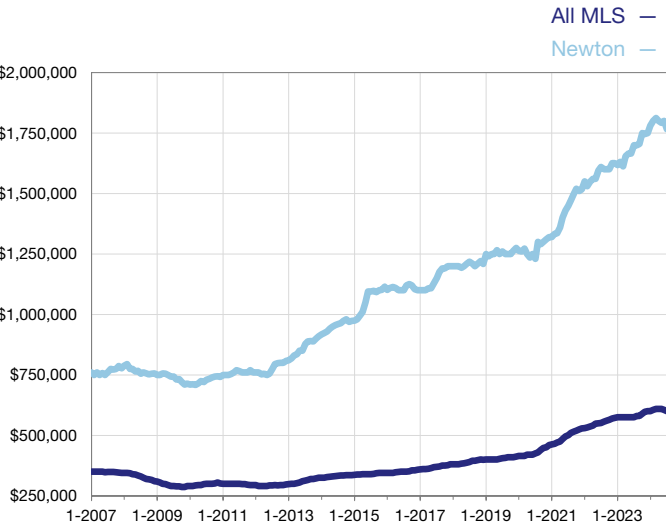
Single-Family Properties	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	25	39	+ 56.0%	307	326	+ 6.2%
Closed Sales	61	60	- 1.6%	269	289	+ 7.4%
Median Sales Price*	\$1,825,000	\$1,697,500	- 7.0%	\$1,786,000	\$1,837,000	+ 2.9%
Inventory of Homes for Sale	92	107	+ 16.3%	--	--	--
Months Supply of Inventory	2.4	2.8	+ 16.7%	--	--	--
Cumulative Days on Market Until Sale	29	34	+ 17.2%	33	42	+ 27.3%
Percent of Original List Price Received*	98.9%	102.0%	+ 3.1%	100.4%	101.5%	+ 1.1%
New Listings	30	46	+ 53.3%	411	467	+ 13.6%

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

Condominium Properties	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	19	26	+ 36.8%	187	179	- 4.3%
Closed Sales	35	34	- 2.9%	156	158	+ 1.3%
Median Sales Price*	\$965,000	\$1,125,000	+ 16.6%	\$1,013,000	\$1,150,000	+ 13.5%
Inventory of Homes for Sale	67	64	- 4.5%	--	--	--
Months Supply of Inventory	2.8	2.7	- 3.6%	--	--	--
Cumulative Days on Market Until Sale	28	40	+ 42.9%	43	45	+ 4.7%
Percent of Original List Price Received*	99.2%	100.3%	+ 1.1%	99.1%	99.4%	+ 0.3%
New Listings	28	34	+ 21.4%	264	257	- 2.7%

* 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

