

Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Newton

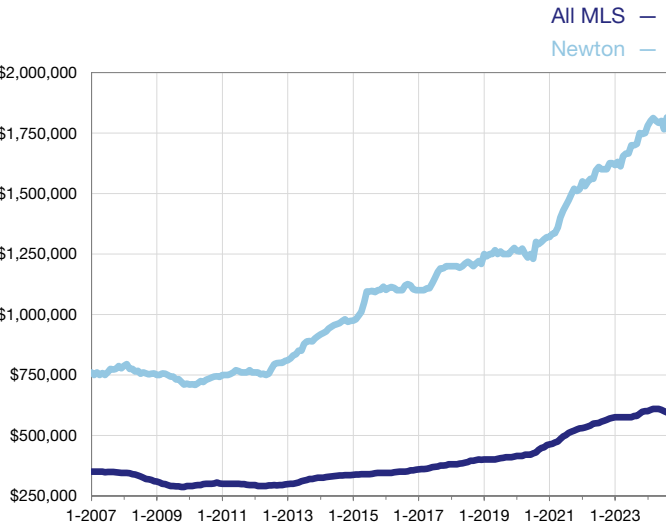
Single-Family Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	20	40	+ 100.0%	327	362	+ 10.7%
Closed Sales	44	55	+ 25.0%	313	344	+ 9.9%
Median Sales Price*	\$1,657,000	\$1,825,000	+ 10.1%	\$1,760,000	\$1,833,500	+ 4.2%
Inventory of Homes for Sale	77	89	+ 15.6%	--	--	--
Months Supply of Inventory	2.1	2.2	+ 4.8%	--	--	--
Cumulative Days on Market Until Sale	26	38	+ 46.2%	32	41	+ 28.1%
Percent of Original List Price Received*	101.4%	98.8%	- 2.6%	100.6%	101.1%	+ 0.5%
New Listings	26	34	+ 30.8%	437	501	+ 14.6%

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

Condominium Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	31	16	- 48.4%	218	193	- 11.5%
Closed Sales	26	26	0.0%	182	186	+ 2.2%
Median Sales Price*	\$1,017,500	\$937,500	- 7.9%	\$1,013,000	\$1,110,000	+ 9.6%
Inventory of Homes for Sale	56	44	- 21.4%	--	--	--
Months Supply of Inventory	2.3	2.0	- 13.0%	--	--	--
Cumulative Days on Market Until Sale	40	55	+ 37.5%	43	47	+ 9.3%
Percent of Original List Price Received*	99.8%	99.0%	- 0.8%	99.2%	99.3%	+ 0.1%
New Listings	26	11	- 57.7%	290	266	- 8.3%

* 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

