

Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Newton

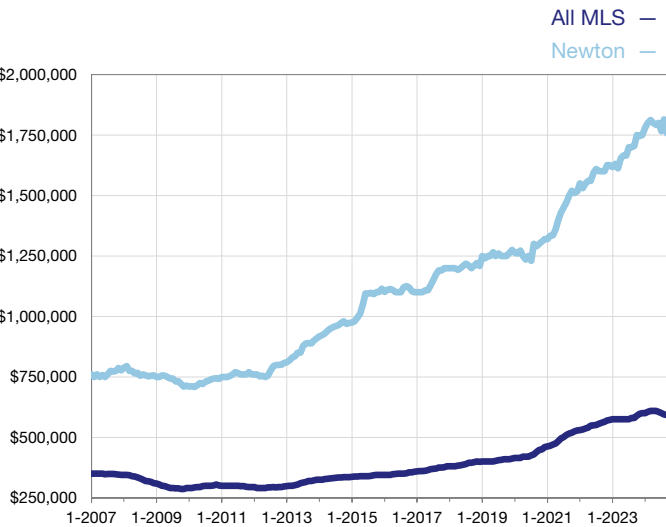
Single-Family Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	32	43	+ 34.4%	359	405	+ 12.8%
Closed Sales	27	33	+ 22.2%	340	379	+ 11.5%
Median Sales Price*	\$1,825,000	\$1,830,000	+ 0.3%	\$1,782,500	\$1,830,000	+ 2.7%
Inventory of Homes for Sale	101	112	+ 10.9%	--	--	--
Months Supply of Inventory	2.8	2.8	0.0%	--	--	--
Cumulative Days on Market Until Sale	51	50	- 2.0%	34	42	+ 23.5%
Percent of Original List Price Received*	98.1%	96.1%	- 2.0%	100.4%	100.7%	+ 0.3%
New Listings	70	84	+ 20.0%	507	578	+ 14.0%

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

Condominium Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	25	25	0.0%	243	215	- 11.5%
Closed Sales	38	15	- 60.5%	220	202	- 8.2%
Median Sales Price*	\$889,500	\$999,000	+ 12.3%	\$971,500	\$1,100,000	+ 13.2%
Inventory of Homes for Sale	68	66	- 2.9%	--	--	--
Months Supply of Inventory	2.8	3.0	+ 7.1%	--	--	--
Cumulative Days on Market Until Sale	29	40	+ 37.9%	40	46	+ 15.0%
Percent of Original List Price Received*	99.8%	98.5%	- 1.3%	99.3%	99.3%	0.0%
New Listings	46	47	+ 2.2%	336	315	- 6.3%

* 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

