

# Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Newton

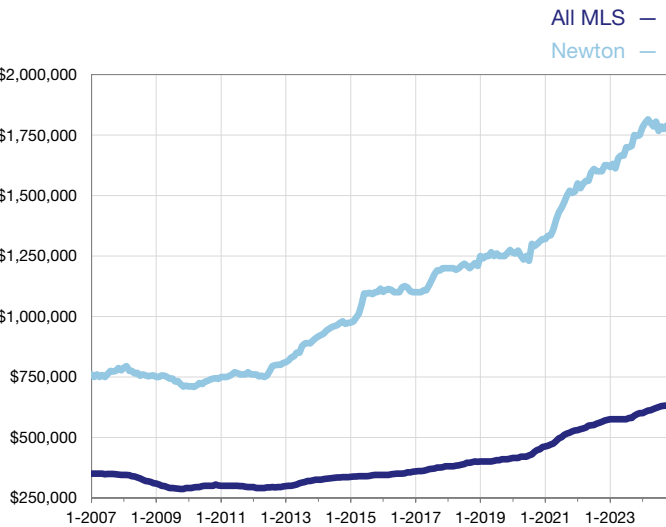
Single-Family Properties	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	35	43	+ 22.9%	395	440	+ 11.4%
Closed Sales	36	35	- 2.8%	376	415	+ 10.4%
Median Sales Price*	\$1,875,000	\$1,950,000	+ 4.0%	\$1,785,000	\$1,837,000	+ 2.9%
Inventory of Homes for Sale	92	113	+ 22.8%	--	--	--
Months Supply of Inventory	2.5	2.8	+ 12.0%	--	--	--
Cumulative Days on Market Until Sale	63	49	- 22.2%	36	43	+ 19.4%
Percent of Original List Price Received*	96.2%	97.9%	+ 1.8%	100.0%	100.4%	+ 0.4%
New Listings	35	59	+ 68.6%	542	635	+ 17.2%

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

Condominium Properties	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	22	32	+ 45.5%	265	244	- 7.9%
Closed Sales	31	19	- 38.7%	251	221	- 12.0%
Median Sales Price*	\$1,030,000	\$980,000	- 4.9%	\$978,000	\$1,095,000	+ 12.0%
Inventory of Homes for Sale	66	63	- 4.5%	--	--	--
Months Supply of Inventory	2.7	2.8	+ 3.7%	--	--	--
Cumulative Days on Market Until Sale	42	25	- 40.5%	40	44	+ 10.0%
Percent of Original List Price Received*	98.3%	99.5%	+ 1.2%	99.2%	99.3%	+ 0.1%
New Listings	31	36	+ 16.1%	367	349	- 4.9%

\* 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

