

Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Newton

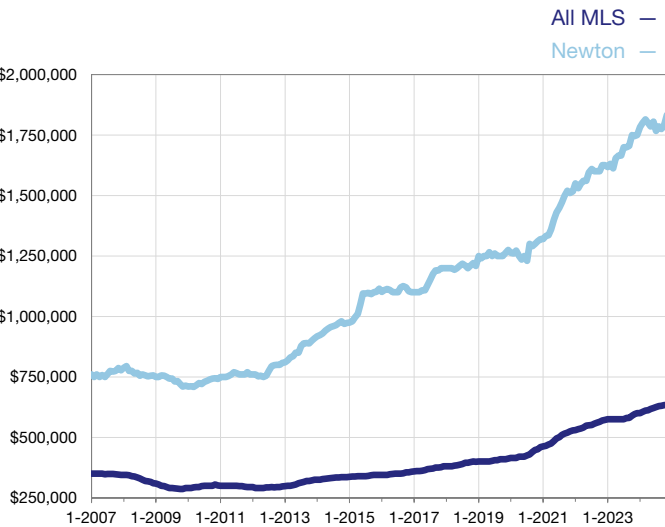
Single-Family Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	28	29	+ 3.6%	423	463	+ 9.5%
Closed Sales	29	35	+ 20.7%	405	449	+ 10.9%
Median Sales Price*	\$1,523,800	\$2,075,000	+ 36.2%	\$1,755,000	\$1,843,000	+ 5.0%
Inventory of Homes for Sale	82	92	+ 12.2%	--	--	--
Months Supply of Inventory	2.3	2.3	0.0%	--	--	--
Cumulative Days on Market Until Sale	36	54	+ 50.0%	36	43	+ 19.4%
Percent of Original List Price Received*	99.1%	98.8%	- 0.3%	99.9%	100.3%	+ 0.4%
New Listings	36	20	- 44.4%	578	649	+ 12.3%

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

Condominium Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	16	31	+ 93.8%	281	274	- 2.5%
Closed Sales	21	24	+ 14.3%	272	246	- 9.6%
Median Sales Price*	\$1,095,000	\$1,338,500	+ 22.2%	\$981,500	\$1,102,500	+ 12.3%
Inventory of Homes for Sale	53	42	- 20.8%	--	--	--
Months Supply of Inventory	2.2	1.8	- 18.2%	--	--	--
Cumulative Days on Market Until Sale	43	53	+ 23.3%	41	45	+ 9.8%
Percent of Original List Price Received*	99.4%	95.1%	- 4.3%	99.2%	98.9%	- 0.3%
New Listings	12	19	+ 58.3%	379	369	- 2.6%

* 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

