

Local Market Update – December 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Newton

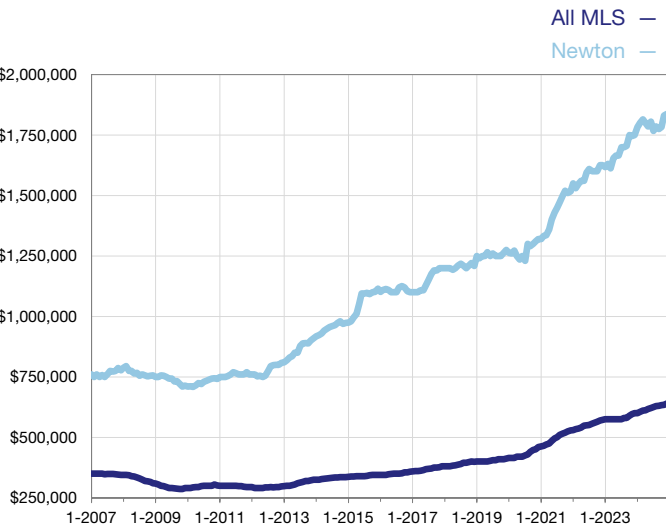
Single-Family Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	18	20	+ 11.1%	441	484	+ 9.8%
Closed Sales	25	29	+ 16.0%	430	479	+ 11.4%
Median Sales Price*	\$1,565,000	\$1,690,000	+ 8.0%	\$1,750,000	\$1,837,000	+ 5.0%
Inventory of Homes for Sale	55	43	- 21.8%	--	--	--
Months Supply of Inventory	1.5	1.1	- 26.7%	--	--	--
Cumulative Days on Market Until Sale	59	72	+ 22.0%	38	45	+ 18.4%
Percent of Original List Price Received*	97.3%	96.4%	- 0.9%	99.8%	100.1%	+ 0.3%
New Listings	8	15	+ 87.5%	585	660	+ 12.8%

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

Condominium Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	7	12	+ 71.4%	288	284	- 1.4%
Closed Sales	16	25	+ 56.3%	288	272	- 5.6%
Median Sales Price*	\$919,500	\$1,240,000	+ 34.9%	\$973,500	\$1,110,000	+ 14.0%
Inventory of Homes for Sale	39	30	- 23.1%	--	--	--
Months Supply of Inventory	1.6	1.3	- 18.8%	--	--	--
Cumulative Days on Market Until Sale	50	54	+ 8.0%	41	46	+ 12.2%
Percent of Original List Price Received*	96.6%	97.1%	+ 0.5%	99.0%	98.7%	- 0.3%
New Listings	3	6	+ 100.0%	383	378	- 1.3%

* 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

