

Local Market Update – January 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Newton

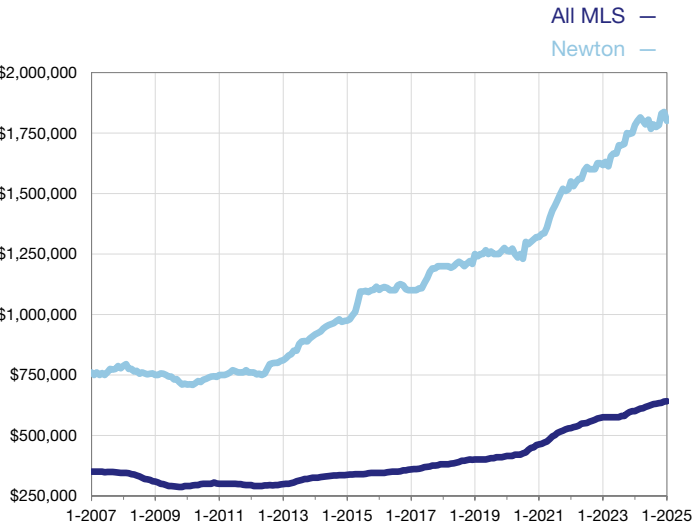
| Single-Family Properties | January | | | Year to Date | | |
|--|-------------|-------------|---------|--------------|-------------|---------|
| | 2024 | 2025 | + / - | 2024 | 2025 | + / - |
| Key Metrics | | | | | | |
| Pending Sales | 13 | 21 | + 61.5% | 13 | 21 | + 61.5% |
| Closed Sales | 22 | 22 | 0.0% | 22 | 22 | 0.0% |
| Median Sales Price* | \$2,400,000 | \$1,691,500 | - 29.5% | \$2,400,000 | \$1,691,500 | - 29.5% |
| Inventory of Homes for Sale | 73 | 67 | - 8.2% | -- | -- | -- |
| Months Supply of Inventory | 2.0 | 1.6 | - 20.0% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 101 | 55 | - 45.5% | 101 | 55 | - 45.5% |
| Percent of Original List Price Received* | 92.0% | 96.1% | + 4.5% | 92.0% | 96.1% | + 4.5% |
| New Listings | 37 | 51 | + 37.8% | 37 | 51 | + 37.8% |

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

| Condominium Properties | January | | | Year to Date | | |
|--|-------------|-------------|---------|--------------|-------------|---------|
| | 2024 | 2025 | + / - | 2024 | 2025 | + / - |
| Key Metrics | | | | | | |
| Pending Sales | 19 | 19 | 0.0% | 19 | 19 | 0.0% |
| Closed Sales | 9 | 17 | + 88.9% | 9 | 17 | + 88.9% |
| Median Sales Price* | \$1,243,268 | \$1,200,000 | - 3.5% | \$1,243,268 | \$1,200,000 | - 3.5% |
| Inventory of Homes for Sale | 54 | 46 | - 14.8% | -- | -- | -- |
| Months Supply of Inventory | 2.2 | 2.1 | - 4.5% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 75 | 71 | - 5.3% | 75 | 71 | - 5.3% |
| Percent of Original List Price Received* | 95.3% | 95.9% | + 0.6% | 95.3% | 95.9% | + 0.6% |
| New Listings | 39 | 37 | - 5.1% | 39 | 37 | - 5.1% |

* 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

