

Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Newton

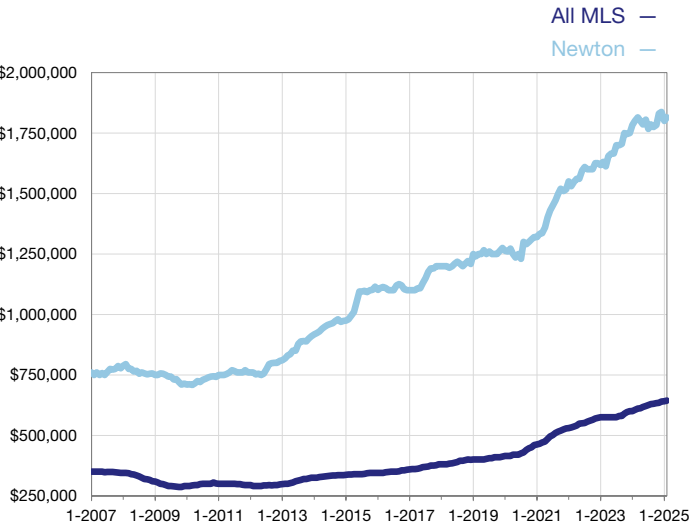
Single-Family Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	30	40	+ 33.3%	43	57	+ 32.6%
Closed Sales	18	22	+ 22.2%	40	44	+ 10.0%
Median Sales Price*	\$2,112,500	\$2,262,500	+ 7.1%	\$2,230,000	\$1,892,500	- 15.1%
Inventory of Homes for Sale	92	76	- 17.4%	--	--	--
Months Supply of Inventory	2.5	1.8	- 28.0%	--	--	--
Cumulative Days on Market Until Sale	42	89	+ 111.9%	74	72	- 2.7%
Percent of Original List Price Received*	99.4%	98.0%	- 1.4%	95.3%	97.0%	+ 1.8%
New Listings	57	55	- 3.5%	94	103	+ 9.6%

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

Condominium Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	27	20	- 25.9%	46	37	- 19.6%
Closed Sales	18	9	- 50.0%	27	26	- 3.7%
Median Sales Price*	\$1,210,000	\$950,000	- 21.5%	\$1,220,000	\$1,080,000	- 11.5%
Inventory of Homes for Sale	57	53	- 7.0%	--	--	--
Months Supply of Inventory	2.3	2.3	0.0%	--	--	--
Cumulative Days on Market Until Sale	67	63	- 6.0%	69	68	- 1.4%
Percent of Original List Price Received*	99.0%	99.2%	+ 0.2%	97.7%	97.0%	- 0.7%
New Listings	32	29	- 9.4%	71	67	- 5.6%

* 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

