

Newton

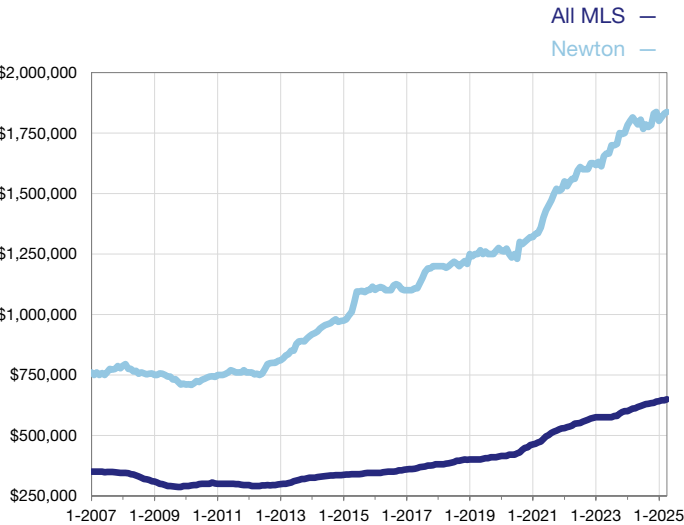
Single-Family Properties	April			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	71	59	- 16.9%	174	170	- 2.3%
Closed Sales	44	53	+ 20.5%	108	127	+ 17.6%
Median Sales Price*	\$1,765,000	\$1,875,000	+ 6.2%	\$1,962,500	\$1,900,000	- 3.2%
Inventory of Homes for Sale	107	145	+ 35.5%	--	--	--
Months Supply of Inventory	2.8	3.6	+ 28.6%	--	--	--
Cumulative Days on Market Until Sale	47	41	- 12.8%	55	52	- 5.5%
Percent of Original List Price Received*	102.2%	101.2%	- 1.0%	99.6%	100.6%	+ 1.0%
New Listings	85	120	+ 41.2%	253	303	+ 19.8%

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

Condominium Properties	April			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	20	50	+ 150.0%	90	116	+ 28.9%
Closed Sales	20	15	- 25.0%	73	61	- 16.4%
Median Sales Price*	\$898,000	\$1,240,000	+ 38.1%	\$1,115,000	\$1,152,000	+ 3.3%
Inventory of Homes for Sale	68	71	+ 4.4%	--	--	--
Months Supply of Inventory	2.9	2.7	- 6.9%	--	--	--
Cumulative Days on Market Until Sale	22	33	+ 50.0%	55	55	0.0%
Percent of Original List Price Received*	100.8%	101.4%	+ 0.6%	99.0%	98.4%	- 0.6%
New Listings	34	61	+ 79.4%	140	177	+ 26.4%

* 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

