

# Newton

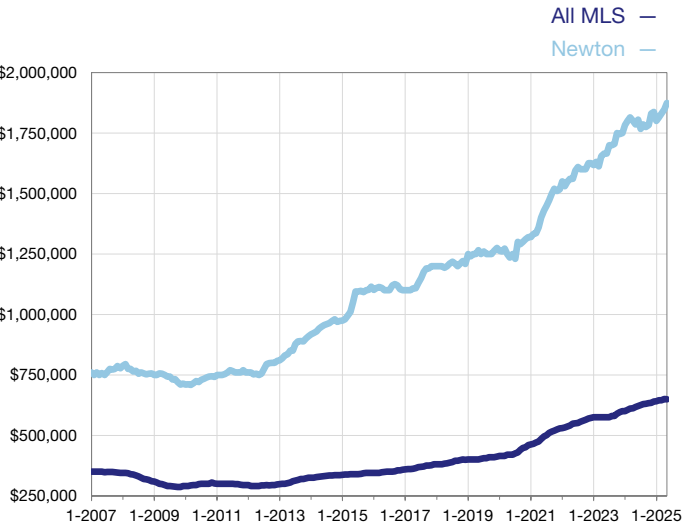
Single-Family Properties	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	56	74	+ 32.1%	230	241	+ 4.8%
Closed Sales	58	59	+ 1.7%	166	186	+ 12.0%
Median Sales Price*	\$1,741,500	\$2,105,000	+ 20.9%	\$1,911,500	\$1,960,000	+ 2.5%
Inventory of Homes for Sale	129	149	+ 15.5%	--	--	--
Months Supply of Inventory	3.4	3.6	+ 5.9%	--	--	--
Cumulative Days on Market Until Sale	35	34	- 2.9%	48	47	- 2.1%
Percent of Original List Price Received*	102.2%	101.2%	- 1.0%	100.5%	100.8%	+ 0.3%
New Listings	96	91	- 5.2%	349	385	+ 10.3%

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

Condominium Properties	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	38	31	- 18.4%	128	141	+ 10.2%
Closed Sales	20	42	+ 110.0%	93	106	+ 14.0%
Median Sales Price*	\$1,000,000	\$1,287,000	+ 28.7%	\$1,080,000	\$1,200,000	+ 11.1%
Inventory of Homes for Sale	72	91	+ 26.4%	--	--	--
Months Supply of Inventory	3.0	3.7	+ 23.3%	--	--	--
Cumulative Days on Market Until Sale	37	43	+ 16.2%	51	51	0.0%
Percent of Original List Price Received*	97.6%	98.7%	+ 1.1%	98.7%	98.4%	- 0.3%
New Listings	47	55	+ 17.0%	187	237	+ 26.7%

\* 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

