

Newton

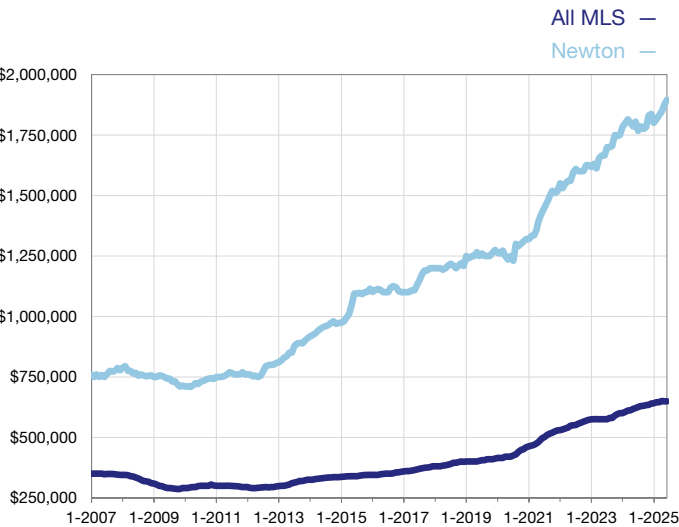
Single-Family Properties	June			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	56	62	+ 10.7%	286	296	+ 3.5%
Closed Sales	64	58	- 9.4%	230	244	+ 6.1%
Median Sales Price*	\$1,840,000	\$2,046,500	+ 11.2%	\$1,864,000	\$1,972,500	+ 5.8%
Inventory of Homes for Sale	132	141	+ 6.8%	--	--	--
Months Supply of Inventory	3.6	3.4	- 5.6%	--	--	--
Cumulative Days on Market Until Sale	33	27	- 18.2%	44	42	- 4.5%
Percent of Original List Price Received*	103.7%	99.8%	- 3.8%	101.4%	100.6%	- 0.8%
New Listings	71	66	- 7.0%	420	449	+ 6.9%

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

Condominium Properties	June			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	25	35	+ 40.0%	153	173	+ 13.1%
Closed Sales	31	26	- 16.1%	124	132	+ 6.5%
Median Sales Price*	\$1,240,000	\$1,224,950	- 1.2%	\$1,150,000	\$1,200,000	+ 4.3%
Inventory of Homes for Sale	68	90	+ 32.4%	--	--	--
Months Supply of Inventory	3.0	3.6	+ 20.0%	--	--	--
Cumulative Days on Market Until Sale	34	38	+ 11.8%	47	49	+ 4.3%
Percent of Original List Price Received*	100.6%	100.6%	0.0%	99.1%	98.9%	- 0.2%
New Listings	35	52	+ 48.6%	222	286	+ 28.8%

* 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

