

Newton

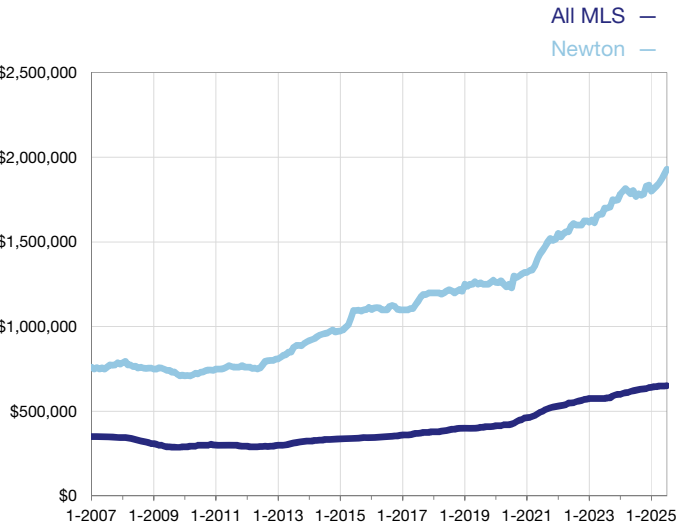
Single-Family Properties	July			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	36	42	+ 16.7%	322	329	+ 2.2%
Closed Sales	60	57	- 5.0%	290	304	+ 4.8%
Median Sales Price*	\$1,697,500	\$1,958,000	+ 15.3%	\$1,840,000	\$1,972,500	+ 7.2%
Inventory of Homes for Sale	126	113	- 10.3%	--	--	--
Months Supply of Inventory	3.3	2.8	- 15.2%	--	--	--
Cumulative Days on Market Until Sale	34	32	- 5.9%	42	40	- 4.8%
Percent of Original List Price Received*	102.0%	98.0%	- 3.9%	101.5%	100.0%	- 1.5%
New Listings	46	46	0.0%	466	491	+ 5.4%

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

Condominium Properties	July			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	24	32	+ 33.3%	177	199	+ 12.4%
Closed Sales	36	32	- 11.1%	160	164	+ 2.5%
Median Sales Price*	\$1,125,000	\$1,019,010	- 9.4%	\$1,150,000	\$1,200,000	+ 4.3%
Inventory of Homes for Sale	72	86	+ 19.4%	--	--	--
Months Supply of Inventory	3.1	3.4	+ 9.7%	--	--	--
Cumulative Days on Market Until Sale	40	28	- 30.0%	45	45	0.0%
Percent of Original List Price Received*	100.2%	99.0%	- 1.2%	99.4%	98.9%	- 0.5%
New Listings	34	32	- 5.9%	256	323	+ 26.2%

* 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

