

Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Newton

Single-Family Properties

| Key Metrics | December | | | Year to Date | | |
|--|-------------|-------------|---------|--------------|-------------|---------|
| | 2024 | 2025 | + / - | 2024 | 2025 | + / - |
| Pending Sales | 20 | 27 | + 35.0% | 481 | 533 | + 10.8% |
| Closed Sales | 29 | 42 | + 44.8% | 479 | 529 | + 10.4% |
| Median Sales Price* | \$1,690,000 | \$1,812,500 | + 7.2% | \$1,837,000 | \$1,880,000 | + 2.3% |
| Inventory of Homes for Sale | 62 | 37 | - 40.3% | -- | -- | -- |
| Months Supply of Inventory | 1.5 | 0.8 | - 46.7% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 72 | 54 | - 25.0% | 45 | 47 | + 4.4% |
| Percent of Original List Price Received* | 96.4% | 96.2% | - 0.2% | 100.1% | 98.7% | - 1.4% |
| New Listings | 13 | 14 | + 7.7% | 657 | 731 | + 11.3% |

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

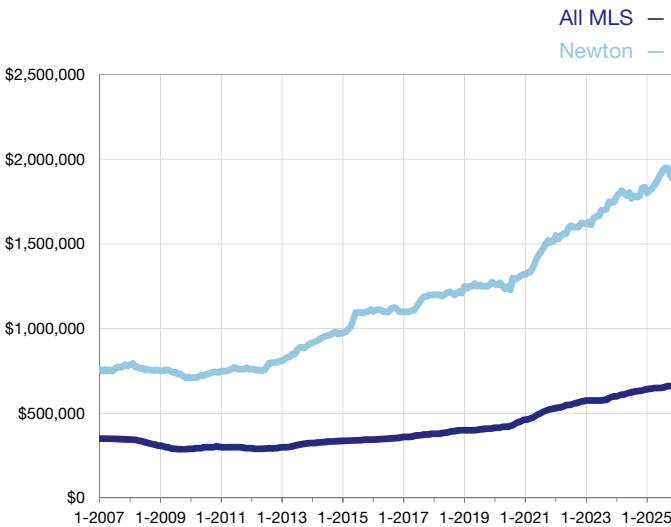
Condominium Properties

| Key Metrics | December | | | Year to Date | | |
|--|-------------|-------------|----------|--------------|-------------|---------|
| | 2024 | 2025 | + / - | 2024 | 2025 | + / - |
| Pending Sales | 10 | 25 | + 150.0% | 285 | 323 | + 13.3% |
| Closed Sales | 26 | 23 | - 11.5% | 273 | 309 | + 13.2% |
| Median Sales Price* | \$1,215,000 | \$1,180,000 | - 2.9% | \$1,105,000 | \$1,180,000 | + 6.8% |
| Inventory of Homes for Sale | 39 | 53 | + 35.9% | -- | -- | -- |
| Months Supply of Inventory | 1.6 | 2.0 | + 25.0% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 52 | 60 | + 15.4% | 46 | 51 | + 10.9% |
| Percent of Original List Price Received* | 97.1% | 95.8% | - 1.3% | 98.7% | 97.6% | - 1.1% |
| New Listings | 7 | 13 | + 85.7% | 383 | 494 | + 29.0% |

* 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

