

Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Newton

Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	33	33	0.0%	50	49	- 2.0%
Closed Sales	22	17	- 22.7%	44	41	- 6.8%
Median Sales Price*	\$2,262,500	\$1,800,000	- 20.4%	\$1,892,500	\$1,800,000	- 4.9%
Inventory of Homes for Sale	86	65	- 24.4%	--	--	--
Months Supply of Inventory	2.1	1.5	- 28.6%	--	--	--
Cumulative Days on Market Until Sale	89	79	- 11.2%	72	60	- 16.7%
Percent of Original List Price Received*	98.0%	96.7%	- 1.3%	97.0%	97.2%	+ 0.2%
New Listings	52	50	- 3.8%	99	88	- 11.1%

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

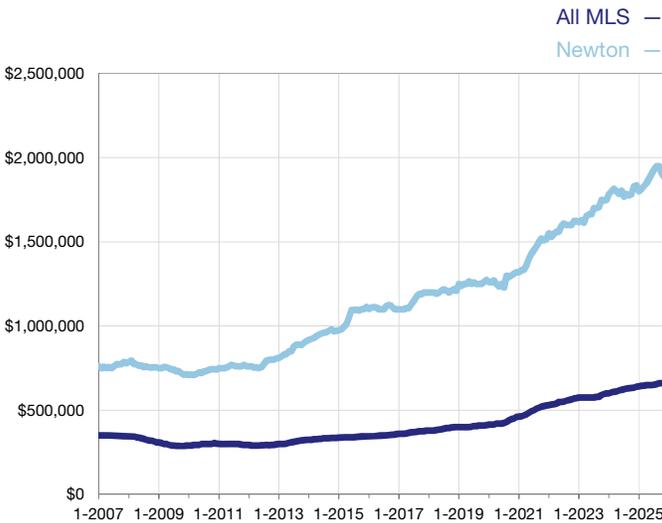
Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	19	30	+ 57.9%	35	49	+ 40.0%
Closed Sales	9	18	+ 100.0%	26	38	+ 46.2%
Median Sales Price*	\$950,000	\$1,473,500	+ 55.1%	\$1,080,000	\$1,411,000	+ 30.6%
Inventory of Homes for Sale	64	61	- 4.7%	--	--	--
Months Supply of Inventory	2.8	2.2	- 21.4%	--	--	--
Cumulative Days on Market Until Sale	63	72	+ 14.3%	68	59	- 13.2%
Percent of Original List Price Received*	99.2%	96.3%	- 2.9%	97.0%	95.8%	- 1.2%
New Listings	31	32	+ 3.2%	71	69	- 2.8%

* 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

