

Local Market Update – March 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Newton

Single-Family Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	59	47	- 20.3%	109	95	- 12.8%
Closed Sales	30	24	- 20.0%	74	66	- 10.8%
Median Sales Price*	\$2,125,000	\$1,915,000	- 9.9%	\$1,927,500	\$1,847,000	- 4.2%
Inventory of Homes for Sale	101	91	- 9.9%	--	--	--
Months Supply of Inventory	2.5	2.1	- 16.0%	--	--	--
Cumulative Days on Market Until Sale	42	65	+ 54.8%	60	61	+ 1.7%
Percent of Original List Price Received*	104.6%	98.5%	- 5.8%	100.1%	97.8%	- 2.3%
New Listings	82	84	+ 2.4%	181	168	- 7.2%

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

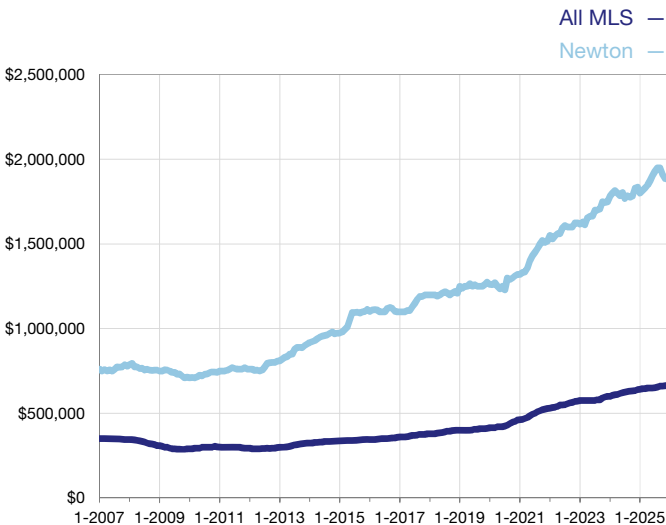
Condominium Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	25	38	+ 52.0%	60	83	+ 38.3%
Closed Sales	20	25	+ 25.0%	46	63	+ 37.0%
Median Sales Price*	\$1,151,000	\$875,000	- 24.0%	\$1,151,000	\$1,090,000	- 5.3%
Inventory of Homes for Sale	80	84	+ 5.0%	--	--	--
Months Supply of Inventory	3.5	2.9	- 17.1%	--	--	--
Cumulative Days on Market Until Sale	56	51	- 8.9%	63	56	- 11.1%
Percent of Original List Price Received*	97.9%	97.2%	- 0.7%	97.4%	96.4%	- 1.0%
New Listings	49	60	+ 22.4%	120	130	+ 8.3%

* 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

