

# Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Newton

### Single-Family Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	55	<b>69</b>	+ 25.5%	164	<b>161</b>	- 1.8%
Closed Sales	53	<b>36</b>	- 32.1%	127	<b>102</b>	- 19.7%
Median Sales Price*	\$1,875,000	<b>\$2,100,000</b>	+ 12.0%	\$1,900,000	<b>\$1,960,000</b>	+ 3.2%
Inventory of Homes for Sale	148	<b>128</b>	- 13.5%	--	--	--
Months Supply of Inventory	3.8	<b>2.9</b>	- 23.7%	--	--	--
Cumulative Days on Market Until Sale	43	<b>35</b>	- 18.6%	53	<b>51</b>	- 3.8%
Percent of Original List Price Received*	101.2%	<b>100.9%</b>	- 0.3%	100.6%	<b>98.9%</b>	- 1.7%
New Listings	113	<b>104</b>	- 8.0%	294	<b>274</b>	- 6.8%

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

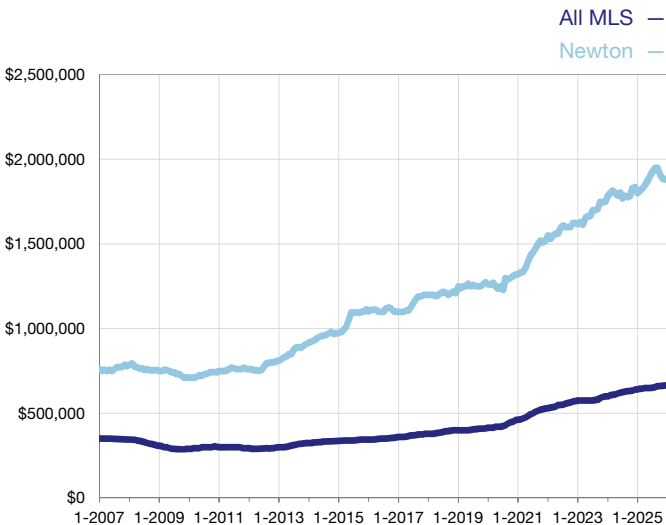
### Condominium Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	44	<b>43</b>	- 2.3%	104	<b>117</b>	+ 12.5%
Closed Sales	19	<b>31</b>	+ 63.2%	65	<b>93</b>	+ 43.1%
Median Sales Price*	\$1,240,000	<b>\$1,080,000</b>	- 12.9%	\$1,152,000	<b>\$1,090,000</b>	- 5.4%
Inventory of Homes for Sale	89	<b>99</b>	+ 11.2%	--	--	--
Months Supply of Inventory	3.6	<b>3.6</b>	0.0%	--	--	--
Cumulative Days on Market Until Sale	63	<b>55</b>	- 12.7%	63	<b>56</b>	- 11.1%
Percent of Original List Price Received*	100.4%	<b>97.7%</b>	- 2.7%	98.3%	<b>96.8%</b>	- 1.5%
New Listings	63	<b>61</b>	- 3.2%	183	<b>187</b>	+ 2.2%

\* 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

