

Newton

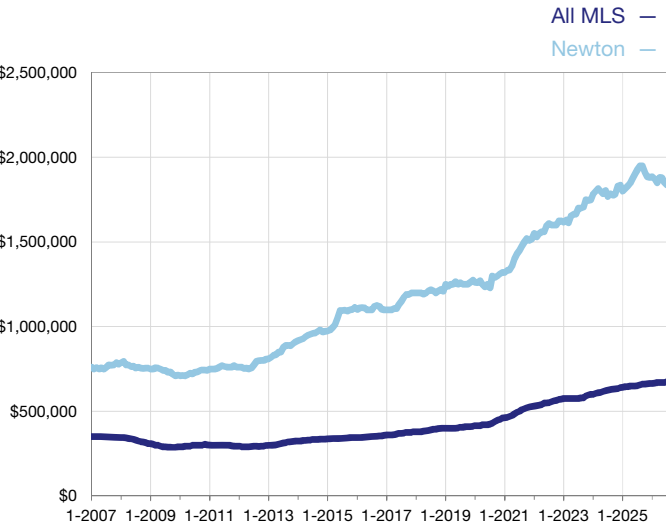
Single-Family Properties	July			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	38	39	+ 2.6%	322	325	+ 0.9%
Closed Sales	58	69	+ 19.0%	305	296	- 3.0%
Median Sales Price*	\$1,955,000	\$1,777,000	- 9.1%	\$1,970,000	\$1,940,000	- 1.5%
Inventory of Homes for Sale	136	109	- 19.9%	--	--	--
Months Supply of Inventory	3.4	2.5	- 26.5%	--	--	--
Cumulative Days on Market Until Sale	38	29	- 23.7%	41	39	- 4.9%
Percent of Original List Price Received*	98.0%	100.5%	+ 2.6%	100.0%	100.3%	+ 0.3%
New Listings	45	43	- 4.4%	494	473	- 4.3%

* 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		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	28	18	- 35.7%	190	206	+ 8.4%
Closed Sales	33	46	+ 39.4%	166	211	+ 27.1%
Median Sales Price*	\$988,020	\$987,500	- 0.1%	\$1,200,000	\$1,090,000	- 9.2%
Inventory of Homes for Sale	101	86	- 14.9%	--	--	--
Months Supply of Inventory	4.1	3.1	- 24.4%	--	--	--
Cumulative Days on Market Until Sale	27	44	+ 63.0%	47	51	+ 8.5%
Percent of Original List Price Received*	98.8%	99.0%	+ 0.2%	98.8%	97.7%	- 1.1%
New Listings	32	26	- 18.8%	319	310	- 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

