

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Newton

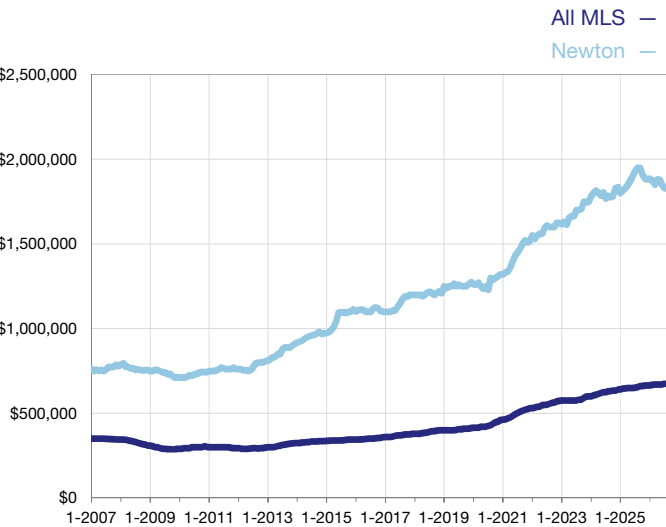
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	40	30	- 25.0%	362	352	- 2.8%
Closed Sales	45	44	- 2.2%	350	340	- 2.9%
Median Sales Price*	\$1,850,000	\$1,823,000	- 1.5%	\$1,961,000	\$1,905,000	- 2.9%
Inventory of Homes for Sale	100	91	- 9.0%	--	--	--
Months Supply of Inventory	2.5	2.1	- 16.0%	--	--	--
Cumulative Days on Market Until Sale	44	40	- 9.1%	42	39	- 7.1%
Percent of Original List Price Received*	96.8%	98.3%	+ 1.5%	99.6%	100.1%	+ 0.5%
New Listings	27	31	+ 14.8%	521	501	- 3.8%

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

Condominium Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	25	13	- 48.0%	215	220	+ 2.3%
Closed Sales	30	18	- 40.0%	196	230	+ 17.3%
Median Sales Price*	\$851,500	\$1,060,000	+ 24.5%	\$1,180,000	\$1,085,000	- 8.1%
Inventory of Homes for Sale	80	74	- 7.5%	--	--	--
Months Supply of Inventory	3.1	2.7	- 12.9%	--	--	--
Cumulative Days on Market Until Sale	47	67	+ 42.6%	47	52	+ 10.6%
Percent of Original List Price Received*	94.4%	96.0%	+ 1.7%	98.2%	97.7%	- 0.5%
New Listings	19	20	+ 5.3%	338	332	- 1.8%

* 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

