

Local Market Update – September 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Newton

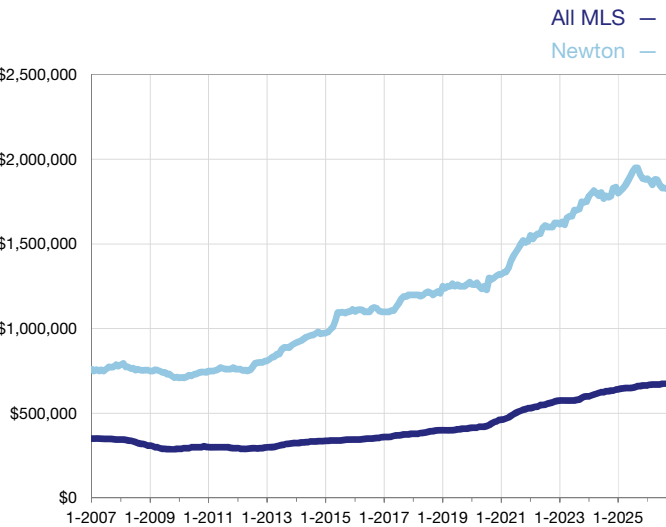
Single-Family Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	54	34	- 37.0%	416	384	- 7.7%
Closed Sales	42	30	- 28.6%	392	371	- 5.4%
Median Sales Price*	\$1,925,000	\$1,860,000	- 3.4%	\$1,955,000	\$1,880,000	- 3.8%
Inventory of Homes for Sale	156	136	- 12.8%	--	--	--
Months Supply of Inventory	3.7	3.3	- 10.8%	--	--	--
Cumulative Days on Market Until Sale	83	45	- 45.8%	46	40	- 13.0%
Percent of Original List Price Received*	95.7%	97.8%	+ 2.2%	99.2%	99.9%	+ 0.7%
New Listings	127	91	- 28.3%	648	588	- 9.3%

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

Condominium Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	25	25	0.0%	240	244	+ 1.7%
Closed Sales	34	7	- 79.4%	230	239	+ 3.9%
Median Sales Price*	\$1,317,500	\$1,050,000	- 20.3%	\$1,199,173	\$1,090,000	- 9.1%
Inventory of Homes for Sale	118	104	- 11.9%	--	--	--
Months Supply of Inventory	4.5	3.9	- 13.3%	--	--	--
Cumulative Days on Market Until Sale	61	59	- 3.3%	49	52	+ 6.1%
Percent of Original List Price Received*	97.3%	94.2%	- 3.2%	98.0%	97.6%	- 0.4%
New Listings	69	67	- 2.9%	407	396	- 2.7%

* 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

