# Local Market Update – October 2026

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

# Newton

## Single-Family Properties

| | October | | | Year to Date | | |
|---|---|---|---|---|---|---|
| **Key Metrics** | **2025** | **2026** | **+ / –** | **2025** | **2026** | **+ / –** |
| Pending Sales | 53 | **46** | - 13.2% | 469 | **421** | - 10.2% |
| Closed Sales | 48 | **22** | - 54.2% | 440 | **393** | - 10.7% |
| Median Sales Price* | $1,475,000 | **$1,262,500** | - 14.4% | $1,907,500 | **$1,850,000** | - 3.0% |
| Inventory of Homes for Sale | 135 | **129** | - 4.4% | -- | -- | -- |
| Months Supply of Inventory | 3.1 | **3.2** | + 3.2% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 49 | **80** | + 63.3% | 46 | **42** | - 8.7% |
| Percent of Original List Price Received* | 99.9% | **95.9%** | - 4.0% | 99.3% | **99.6%** | + 0.3% |
| New Listings | 48 | **54** | + 12.5% | 696 | **637** | - 8.5% |

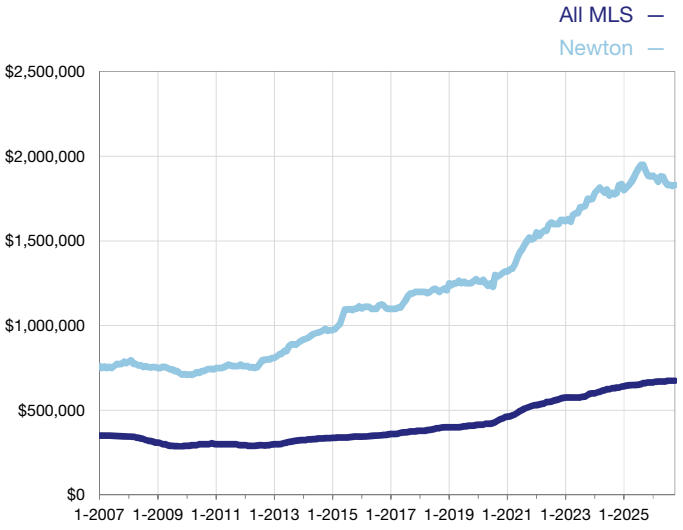
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

## Condominium Properties

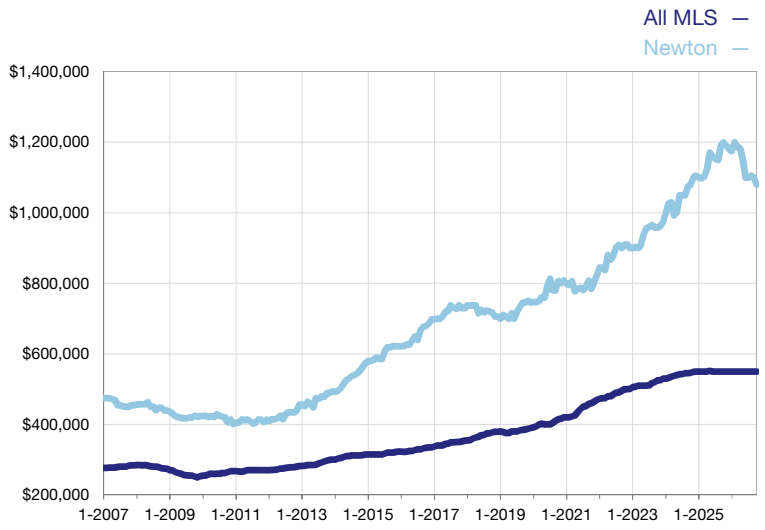
| | October | | | Year to Date | | |
|---|---|---|---|---|---|---|
| **Key Metrics** | **2025** | **2026** | **+ / –** | **2025** | **2026** | **+ / –** |
| Pending Sales | 28 | **24** | - 14.3% | 268 | **264** | - 1.5% |
| Closed Sales | 29 | **25** | - 13.8% | 259 | **265** | + 2.3% |
| Median Sales Price* | $1,270,000 | **$1,000,000** | - 21.3% | $1,200,000 | **$1,070,000** | - 10.8% |
| Inventory of Homes for Sale | 117 | **93** | - 20.5% | -- | -- | -- |
| Months Supply of Inventory | 4.5 | **3.5** | - 22.2% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 56 | **53** | - 5.4% | 50 | **52** | + 4.0% |
| Percent of Original List Price Received* | 96.5% | **97.1%** | + 0.6% | 97.9% | **97.5%** | - 0.4% |
| New Listings | 45 | **28** | - 37.8% | 452 | **423** | - 6.4% |

* 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




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