

Newton, MA Real Estate Market Review

2025 vs. 2024 Per Quarter

Prepared by Ryan Cook on Wednesday, October 01, 2025

Single Family

Listing Inventory	Q1			Q2			Q3			Q4		
	2024	2025	Var.	2024	2025	Var.	2024	2025	Var.	2024	2025*	Var.
Listing Units	86	87	1	122	151	29	115	136	21	46	136	90
Median Days on Market	32	28	-4	46	48	2	55	27	-28	89	119	30
Median List Price	\$2,995,000.00	\$2,995,000.00	\$0.00	\$2,797,500.00	\$2,450,000.00	-\$347,500.00	\$2,998,000.00	\$2,372,000.00	-\$626,000.00	\$2,985,000.00	\$2,372,000.00	-\$613,000.00
Median List \$ / SqFt	\$641.63	\$641.24	-\$0.39	\$625.02	\$598.27	-\$26.75	\$599.42	\$623.59	\$24.17	\$609.66	\$623.59	\$13.93
Approx. Absorption Rate	43.12%	47.22%	4.10%	31.90%	27.59%	-4.31%	34.35%	30.27%	-4.08%	87.50%	24.08%	-63.42%
Approx. Months Supply of Inventory	2.32	2.12	-0.20	3.13	3.62	0.49	2.91	3.30	0.39	1.14	4.15	3.01
Listed (Per Quarter)	Q1			Q2			Q3			Q4		
	2024	2025	Var.	2024	2025	Var.	2024	2025	Var.	2024	2025*	Var.
Listing Units (Taken)	190	198	8	286	305	19	170	220	50	104	0	-104
Median Original List Price	\$2,172,500.00	\$2,299,000.00	\$126,500.00	\$1,899,450.00	\$1,900,000.00	\$550.00	\$2,199,500.00	\$2,092,500.00	-\$107,000.00	\$1,995,000.00	\$0.00	-\$1,995,000.00
Median Original List \$ / SqFt	\$601.55	\$621.82	\$20.27	\$611.39	\$614.23	\$2.84	\$599.88	\$621.52	\$21.64	\$612.15	\$0.00	-\$612.15
Listed & Price Changed (Per Quarter)	Q1			Q2			Q3			Q4		
	2024	2025	Var.	2024	2025	Var.	2024	2025	Var.	2024	2025*	Var.
Listing Units (Price Changed)	30	20	-10	60	85	25	33	46	13	23	0	-23
Median Original List Price	\$2,624,500.00	\$2,846,500.00	\$222,000.00	\$1,949,500.00	\$2,250,000.00	\$300,500.00	\$2,399,900.00	\$2,197,500.00	-\$202,400.00	\$2,200,000.00	\$0.00	-\$2,200,000.00
Median Original List \$ / SqFt	\$610.66	\$583.27	-\$27.39	\$615.16	\$629.25	\$14.09	\$566.10	\$615.51	\$49.41	\$618.12	\$0.00	-\$618.12
Went Pending (Per Quarter)	Q1			Q2			Q3			Q4		
	2024	2025	Var.	2024	2025	Var.	2024	2025	Var.	2024	2025*	Var.
Listing Units (Went Pending)	125	124	-1	206	196	-10	122	145	23	89	0	-89
Median List Price	\$1,850,000.00	\$2,012,499.50	\$162,499.50	\$1,699,500.00	\$1,899,000.00	\$199,500.00	\$1,794,000.00	\$1,749,000.00	-\$45,000.00	\$1,898,000.00	\$0.00	-\$1,898,000.00
Median List \$ / SqFt	\$583.33	\$600.83	\$17.50	\$601.83	\$615.16	\$13.33	\$585.35	\$605.23	\$19.88	\$581.89	\$0.00	-\$581.89
Median Days to Offer	8	6	-2	7	9	2	16	17	1	17	0	-17

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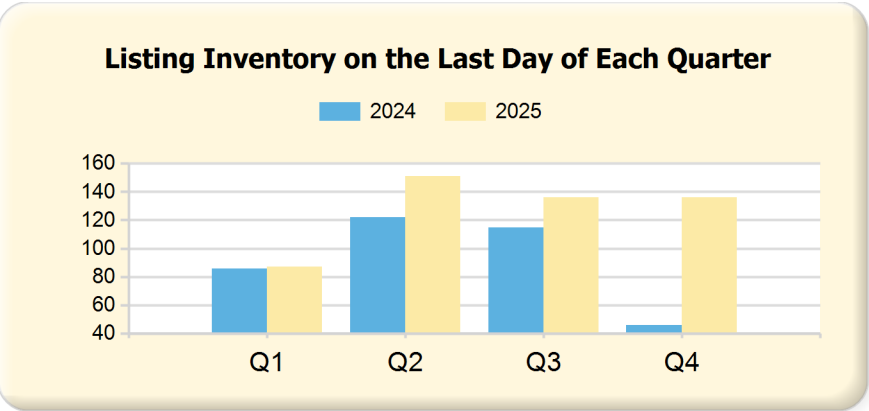
Sold (Per Quarter)	Q1			Q2			Q3			Q4		
	2024	2025	Var.	2024	2025	Var.	2024	2025	Var.	2024	2025*	Var.
Closed Units (Sold)	65	75	10	167	174	7	151	143	-8	100	0	-100
Median Days on Market	27	20	-7	18	16	-2	21	29	8	25	0	-25
Median Days to Offer	24	8	-16	7	7	0	10	16	6	12	0	-12
Median Sale Price	\$2,000,000.00	\$1,905,000.00	-\$95,000.00	\$1,775,000.00	\$1,995,000.00	\$220,000.00	\$1,750,000.00	\$1,950,000.00	\$200,000.00	\$1,927,500.00	\$0.00	-\$1,927,500.00
Median Sale \$ / SqFt	\$582.61	\$596.22	\$13.61	\$620.53	\$632.26	\$11.73	\$603.41	\$628.81	\$25.40	\$583.01	\$0.00	-\$583.01
Median List Price	\$1,998,000.00	\$1,799,000.00	-\$199,000.00	\$1,750,000.00	\$1,950,000.00	\$200,000.00	\$1,750,000.00	\$1,975,000.00	\$225,000.00	\$1,857,500.00	\$0.00	-\$1,857,500.00
Median List \$ / SqFt	\$598.25	\$581.91	-\$16.34	\$605.36	\$611.99	\$6.63	\$603.77	\$616.67	\$12.90	\$578.83	\$0.00	-\$578.83
Median Original List Price	\$2,098,000.00	\$1,799,000.00	-\$299,000.00	\$1,750,000.00	\$1,989,500.00	\$239,500.00	\$1,795,000.00	\$1,999,888.00	\$204,888.00	\$1,894,500.00	\$0.00	-\$1,894,500.00
Median Original List \$ / SqFt	\$598.54	\$607.58	\$9.04	\$609.41	\$619.01	\$9.60	\$615.68	\$638.08	\$22.40	\$582.88	\$0.00	-\$582.88
Median Sale Price as % of List Price	97.17%	100.00%	2.83%	100.00%	100.00%	0%	100.00%	97.87%	-2.13%	98.10%	0.00%	-98.10%
Median Sale Price as % of Original List Price	96.37%	98.22%	1.85%	100.00%	100.00%	0%	99.81%	96.17%	-3.64%	97.32%	0.00%	-97.32%
Sold Units - Short Sale	0	0	0	0	0	0	1	0	-1	0	0	0
Sold Units - Lender-Owned	0	0	0	0	1	1	0	1	1	0	0	0
12-Month Activity	Q1			Q2			Q3			Q4		
	2024	2025	Var.	2024	2025	Var.	2024	2025	Var.	2024	2025*	Var.
Units Listed	669	758	89	705	778	73	734	828	94	750	723	-27
Units Price Changed	164	208	44	191	226	35	209	236	27	234	206	-28
Units Went Pending	491	528	37	499	529	30	523	554	31	527	461	-66
Units Sold	445	493	48	467	500	33	474	494	20	483	393	-90

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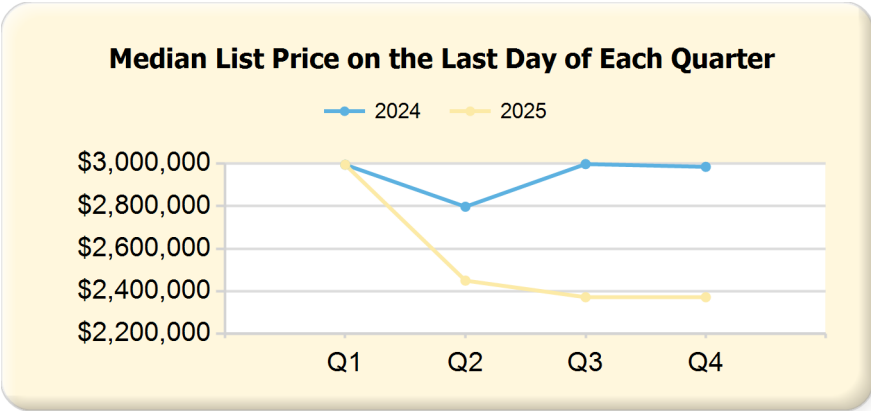
2025 vs. 2024 Per Quarter

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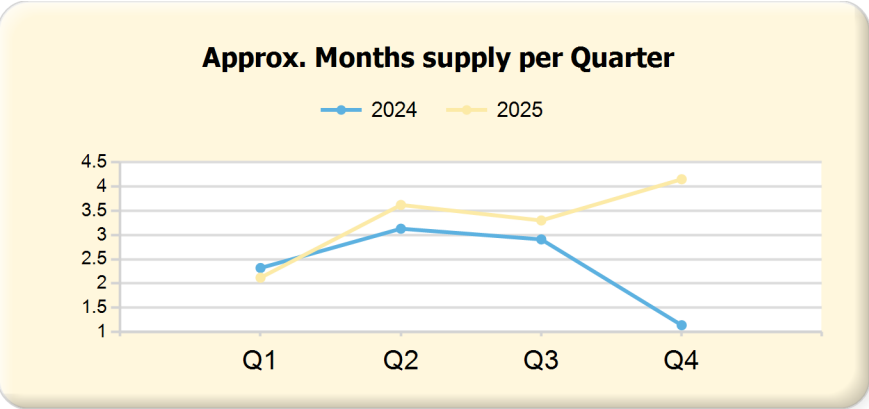
Single Family



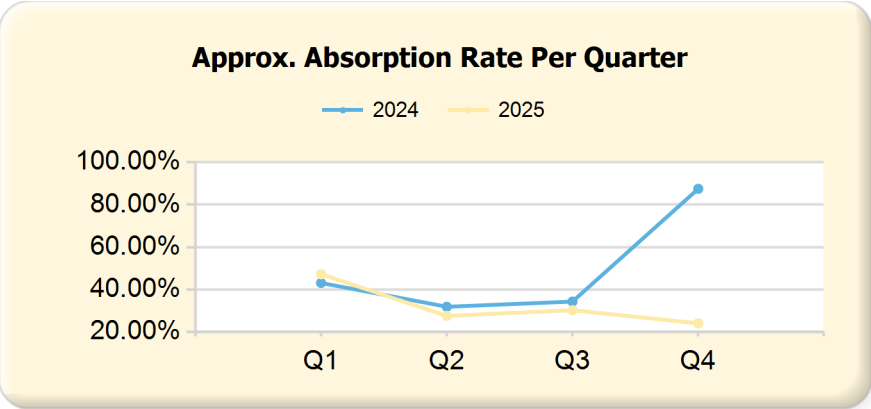
	Q1	Q2	Q3	Q4
2024	86	122	115	46
2025	87	151	136	136



	Q1	Q2	Q3	Q4
2024	\$2,995,000.00	\$2,797,500.00	\$2,998,000.00	\$2,985,000.00
2025	\$2,995,000.00	\$2,450,000.00	\$2,372,000.00	\$2,372,000.00



	Q1	Q2	Q3	Q4
2024	2.32	3.13	2.91	1.14
2025	2.12	3.62	3.30	4.15



	Q1	Q2	Q3	Q4
2024	43.12%	31.90%	34.35%	87.50%
2025	47.22%	27.59%	30.27%	24.08%

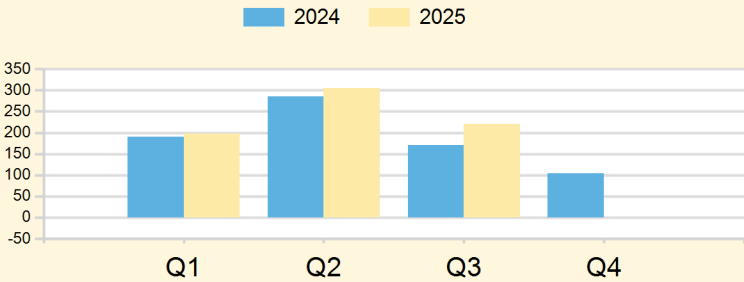
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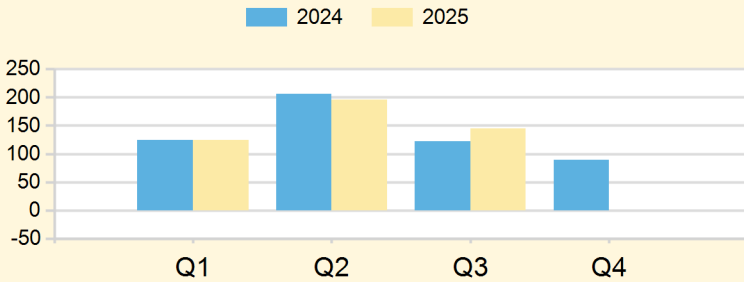
Single Family

Properties Listed During Each Quarter



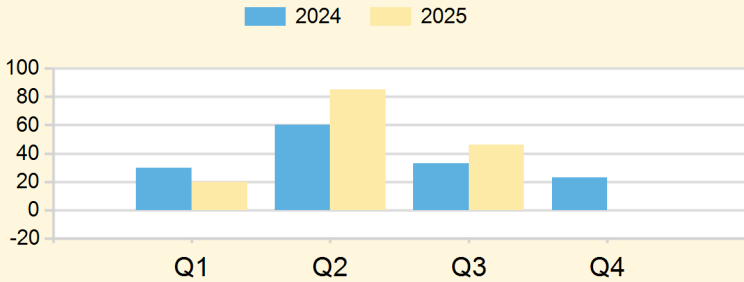
	Q1	Q2	Q3	Q4
2024	190	286	170	104
2025	198	305	220	0

Went Pending During Each Quarter



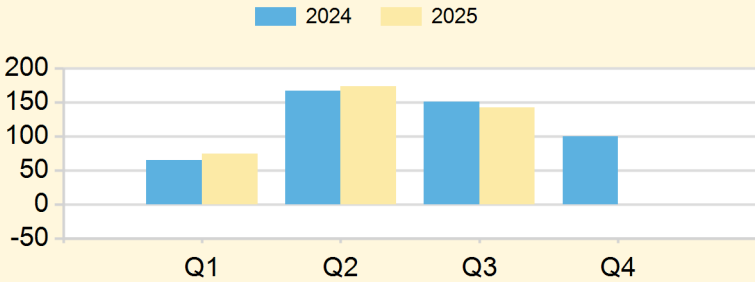
	Q1	Q2	Q3	Q4
2024	125	206	122	89
2025	124	196	145	0

Price Changed During Each Quarter



	Q1	Q2	Q3	Q4
2024	30	60	33	23
2025	20	85	46	0

Sold Listings During Each Quarter



	Q1	Q2	Q3	Q4
2024	65	167	151	100
2025	75	174	143	0

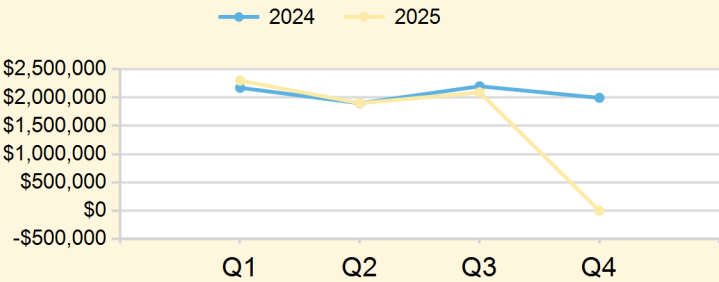
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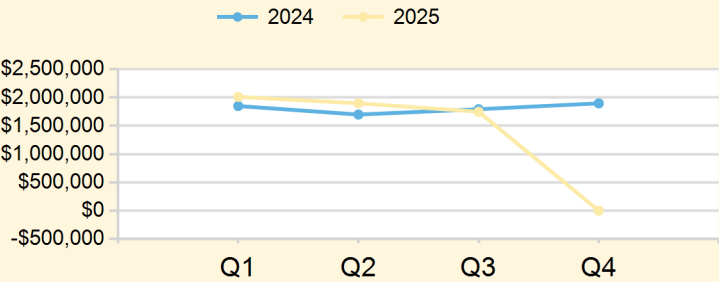
Single Family

Listed Properties - Median List Price For Each Quarter



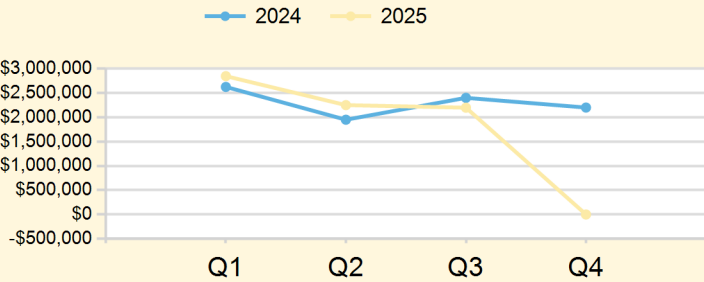
	Q1	Q2	Q3	Q4
2024	\$2,172,500.00	\$1,899,450.00	\$2,199,500.00	\$1,995,000.00
2025	\$2,299,000.00	\$1,900,000.00	\$2,092,500.00	\$0.00

Went Pending - Median List Price For Each Quarter



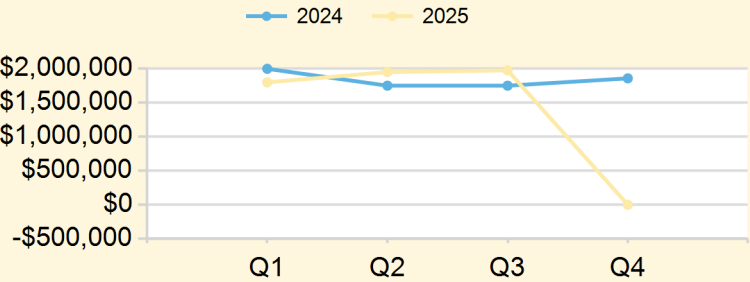
	Q1	Q2	Q3	Q4
2024	\$1,850,000.00	\$1,699,500.00	\$1,794,000.00	\$1,898,000.00
2025	\$2,012,499.50	\$1,899,000.00	\$1,749,000.00	\$0.00

Price Changed - Median List Price For Each Quarter



	Q1	Q2	Q3	Q4
2024	\$2,624,500.00	\$1,949,500.00	\$2,399,900.00	\$2,200,000.00
2025	\$2,846,500.00	\$2,250,000.00	\$2,197,500.00	\$0.00

Sold Listings - Median List Price For Each Quarter



	Q1	Q2	Q3	Q4
2024	\$1,998,000.00	\$1,750,000.00	\$1,750,000.00	\$1,857,500.00
2025	\$1,799,000.00	\$1,950,000.00	\$1,975,000.00	\$0.00

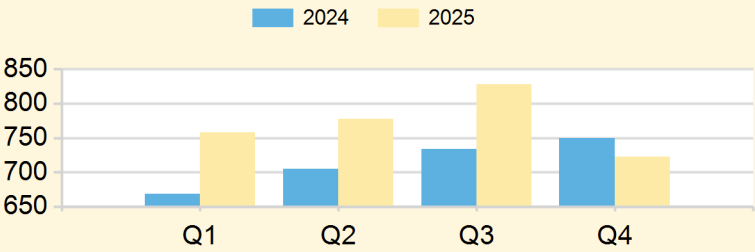
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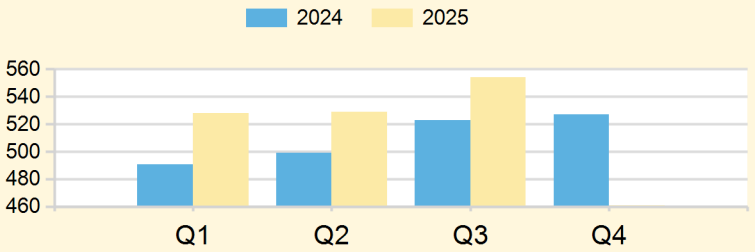
Single Family

Listed Between the Last Day of Each Quarter and 12 Months



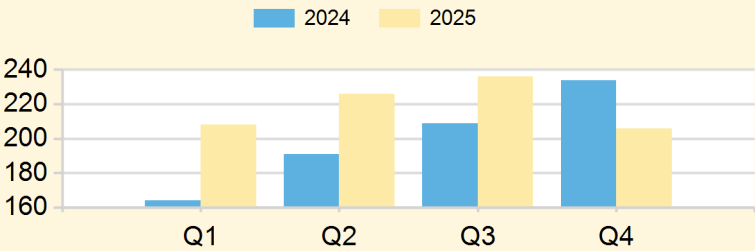
	Q1	Q2	Q3	Q4
2024	669	705	734	750
2025	758	778	828	723

Went Pending Between the Last Day of Each Quarter and 12 Months



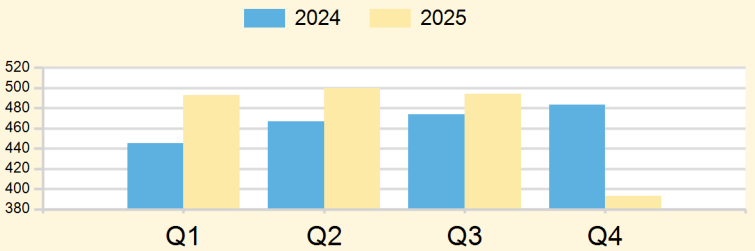
	Q1	Q2	Q3	Q4
2024	491	499	523	527
2025	528	529	554	461

Price Changed Between the Last Day of Each Quarter and 12 Months



	Q1	Q2	Q3	Q4
2024	164	191	209	234
2025	208	226	236	206

Sold Between the Last Day of Each Quarter and 12 Months



	Q1	Q2	Q3	Q4
2024	445	467	474	483
2025	493	500	494	393