

Newton, MA Area Market Review

2024 vs. 2023 As of June 28, 2024

Prepared by Ryan Cook on Monday, July 01, 2024

Single Family

Listing Inventory on June 28	2023	2024	Var.	Var. %	Trend
Listing Units	89	123	34	38.20%	↑
Average Days on Market	63	75	12	19.05%	↑
Average List Price	\$2,775,981.89	\$3,301,882.09	\$525,900.20	18.94%	↑
Average List \$ / SqFt	\$640.71	\$638.25	-\$2.46	-0.38%	↓
Approximate Absorption Rate	45.69%	31.98%	-13.71%	-30.01%	↓
Approximate Months Supply of Inventory	2.19	3.13	0.94	42.92%	↑
Listed (Year to Date)	2023	2024	Var.	Var. %	Trend
Listing Units (Taken)	423	478	55	13%	↑
Average Original List Price	\$2,236,348.13	\$2,461,629.64	\$225,281.51	10.07%	↑
Average Original List \$ / SqFt	\$595.89	\$627.66	\$31.77	5.33%	↑
Went Pending (Year to Date)	2023	2024	Var.	Var. %	Trend
Listing Units (Went Pending)	314	332	18	5.73%	↑
Average List Price	\$2,045,098.07	\$2,109,635.15	\$64,537.08	3.16%	↑
Average List \$ / SqFt	\$578.15	\$611.93	\$33.78	5.84%	↑
Average Days to Offer	23	21	-2	-8.70%	↓
Listed & Price Changed (Year to Date)	2023	2024	Var.	Var. %	Trend
Listing Units (Price Changed)	83	117	34	40.96%	↑
Average Original List Price	\$2,529,585.28	\$2,709,445.17	\$179,859.89	7.11%	↑
Average Original List \$ / SqFt	\$613.18	\$647.10	\$33.92	5.53%	↑
Sold (Year to Date)	2023	2024	Var.	Var. %	Trend
Closed Units (Sold)	193	229	36	18.65%	↑
Average Days on Market	35	44	9	25.71%	↑
Average Days to Offer	24	27	3	12.50%	↑
Average Sale Price	\$1,949,392.10	\$2,157,101.79	\$207,709.69	10.66%	↑
Average Sale \$ / SqFt	\$578.79	\$619.39	\$40.60	7.01%	↑
Average List Price	\$1,932,268.37	\$2,152,023.84	\$219,755.47	11.37%	↑
Average List \$ / SqFt	\$569.43	\$605.05	\$35.62	6.26%	↑
Average Original List Price	\$1,956,927.44	\$2,184,945.34	\$228,017.90	11.65%	↑
Average Original List \$ / SqFt	\$575.94	\$613.61	\$37.67	6.54%	↑
Average Sale Price as % of List Price	101.61%	102.55%	0.94%	0.93%	↑
Average Sale Price as % of Original List Price	100.55%	101.39%	0.84%	0.84%	↑
Sold Units - Short Sale	0	0	0	0%	↔
Sold Units - Lender-Owned	0	0	0	0%	↔
12-Month Activity as of June 28	2023	2024	Var.	Var. %	Trend
Units Listed	678	710	32	4.72%	↑
Units Price Changed	164	195	31	18.90%	↑
Units Went Pending	515	508	-7	-1.36%	↓
Units Sold	488	472	-16	-3.28%	↓

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