Newton, MA Real Estate Market Review

2026 vs. 2025 Per Quarter

Prepared by Ryan Cook on Wednesday, September 30, 2026

Condominium

Listing Inventory	Q1			Q2			Q3			Q4		
	2025	2026	Var.	2025	2026	Var.	2025	2026	Var.	2025	2026*	Var.
Listing Units	63	81	18	101	93	-8	98	110	12	54	110	56
Avg. Days on Market	44	48	4	51	64	13	54	70	16	80	162	82
Avg. List Price	$1,325,866.65	$1,427,428.38	$101,561.73	$1,378,931.53	$1,315,033.72	-$63,897.81	$1,279,042.51	$1,308,397.17	$29,354.66	$1,334,757.41	$1,308,397.17	-$26,360.24
Avg. List $ / SqFt	$638.08	$664.58	$26.50	$606.73	$619.27	$12.54	$614.57	$627.61	$13.04	$636.29	$627.61	-$8.68
Approx. Absorption Rate	35.71%	34.47%	-1.24%	23.60%	31.09%	7.49%	26.45%	24.32%	-2.13%	48.77%	18.11%	-30.66%
Approx. Months Supply of Inventory	2.80	2.90	0.10	4.24	3.22	-1.02	3.78	4.11	0.33	2.05	5.52	3.47

Listed (Per Quarter)	Q1			Q2			Q3			Q4		
	2025	2026	Var.	2025	2026	Var.	2025	2026	Var.	2025	2026*	Var.
Listing Units (Taken)	126	140	14	189	166	-23	132	119	-13	99	0	-99
Avg. Original List Price	$1,311,520.44	$1,362,290.35	$50,769.91	$1,330,705.75	$1,271,699.22	-$59,006.53	$1,230,993.84	$1,296,269.66	$65,275.82	$1,282,387.86	$0.00	-$1,282,387.86
Avg. Original List $ / SqFt	$636.33	$643.99	$7.66	$594.10	$614.49	$20.39	$603.43	$619.38	$15.95	$613.40	$0.00	-$613.40

Listed & Price Changed (Per Quarter)	Q1			Q2			Q3			Q4		
	2025	2026	Var.	2025	2026	Var.	2025	2026	Var.	2025	2026*	Var.
Listing Units (Price Changed)	20	18	-2	51	37	-14	26	17	-9	24	0	-24
Avg. Original List Price	$1,178,404.40	$1,247,772.22	$69,367.82	$1,304,837.04	$1,485,267.41	$180,430.37	$1,374,026.85	$1,370,517.65	-$3,509.20	$996,325.00	$0.00	-$996,325.00
Avg. Original List $ / SqFt	$587.50	$728.05	$140.55	$588.62	$595.53	$6.91	$610.70	$619.68	$8.98	$647.35	$0.00	-$647.35

Went Pending (Per Quarter)	Q1			Q2			Q3			Q4		
	2025	2026	Var.	2025	2026	Var.	2025	2026	Var.	2025	2026*	Var.
Listing Units (Went Pending)	76	95	19	113	123	10	87	60	-27	86	0	-86
Avg. List Price	$1,307,320.59	$1,246,389.99	-$60,930.60	$1,252,218.58	$1,196,394.23	-$55,824.35	$1,149,532.03	$1,071,666.43	-$77,865.60	$1,284,130.79	$0.00	-$1,284,130.79
Avg. List $ / SqFt	$609.95	$621.71	$11.76	$591.25	$605.51	$14.26	$613.62	$589.82	-$23.80	$603.07	$0.00	-$603.07
Avg. Days to Offer	42	40	-2	32	34	2	45	35	-10	57	0	-57

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Sold (Per Quarter)	Q1			Q2			Q3			Q4		
	2025	2026	Var.	2025	2026	Var.	2025	2026	Var.	2025	2026*	Var.
Closed Units (Sold)	50	64	14	87	102	15	100	73	-27	79	0	-79
Avg. Days on Market	69	55	-14	46	52	6	45	50	5	59	0	-59
Avg. Days to Offer	51	42	-9	32	42	10	29	32	3	44	0	-44
Avg. Sale Price	$1,215,374.68	$1,273,750.00	$58,375.32	$1,302,328.60	$1,193,358.58	-$108,970.02	$1,203,001.08	$1,130,618.77	-$72,382.31	$1,168,896.20	$0.00	-$1,168,896.20
Avg. Sale $ / SqFt	$530.60	$586.08	$55.48	$605.71	$626.36	$20.65	$619.57	$598.01	-$21.56	$620.00	$0.00	-$620.00
Avg. List Price	$1,239,550.76	$1,294,439.05	$54,888.29	$1,292,923.87	$1,204,217.16	-$88,706.71	$1,227,622.99	$1,139,781.86	-$87,841.13	$1,186,124.04	$0.00	-$1,186,124.04
Avg. List $ / SqFt	$537.86	$595.96	$58.10	$599.66	$631.45	$31.79	$629.79	$601.68	-$28.11	$628.76	$0.00	-$628.76
Avg. Original List Price	$1,261,034.76	$1,314,967.95	$53,933.19	$1,311,871.11	$1,213,068.63	-$98,802.48	$1,246,926.99	$1,163,795.56	-$83,131.43	$1,211,801.10	$0.00	-$1,211,801.10
Avg. Original List $ / SqFt	$546.19	$609.80	$63.61	$608.79	$637.01	$28.22	$638.59	$613.29	-$25.30	$641.65	$0.00	-$641.65
Avg. Sale Price as % of List Price	98.44%	98.33%	-0.11%	101.11%	99.45%	-1.66%	98.25%	99.54%	1.29%	98.54%	0.00%	-98.54%
Avg. Sale Price as % of Original List Price	96.94%	96.49%	-0.45%	99.64%	283.09%	183.45%	96.84%	97.93%	1.09%	96.47%	0.00%	-96.47%
Sold Units - Short Sale	0	0	0	0	0	0	0	0	0	0	0	0
Sold Units - Lender-Owned	0	0	0	0	0	0	0	0	0	0	0	0

12-Month Activity	Q1			Q2			Q3			Q4		
	2025	2026	Var.	2025	2026	Var.	2025	2026	Var.	2025	2026*	Var.
Units Listed	432	560	128	495	537	42	522	532	10	546	425	-121
Units Price Changed	113	177	64	144	170	26	158	166	8	190	129	-61
Units Went Pending	302	369	67	323	380	57	340	357	17	349	272	-77
Units Sold	270	335	65	286	347	61	311	321	10	316	239	-77

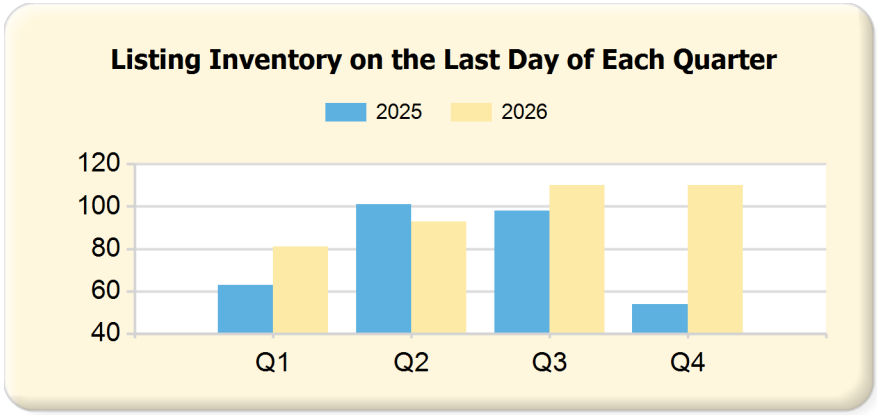
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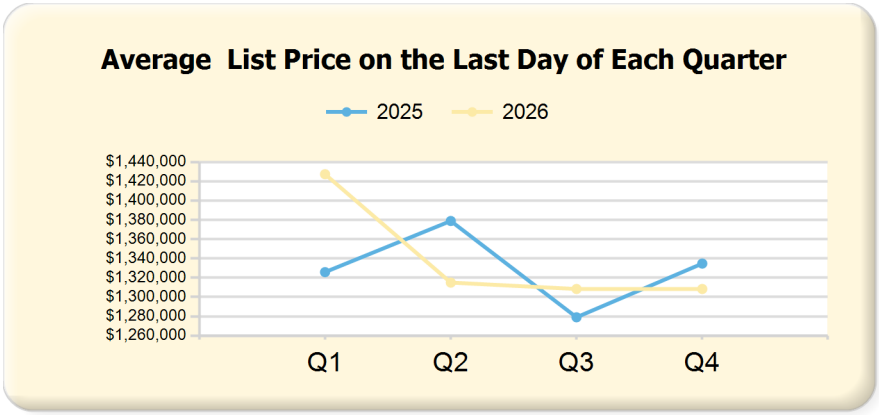
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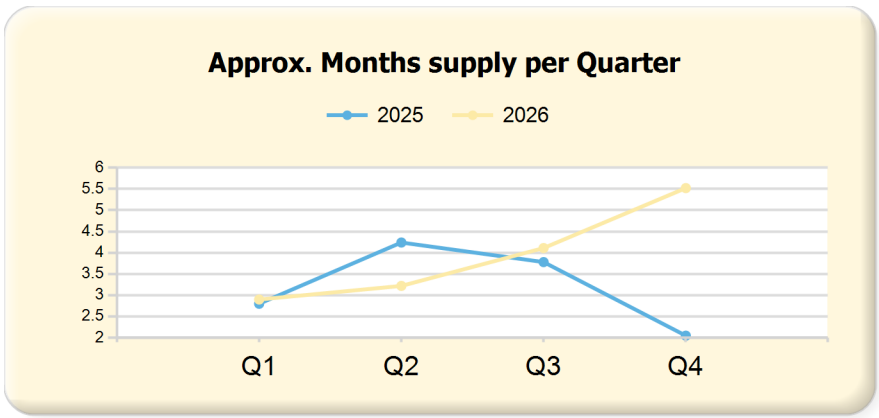
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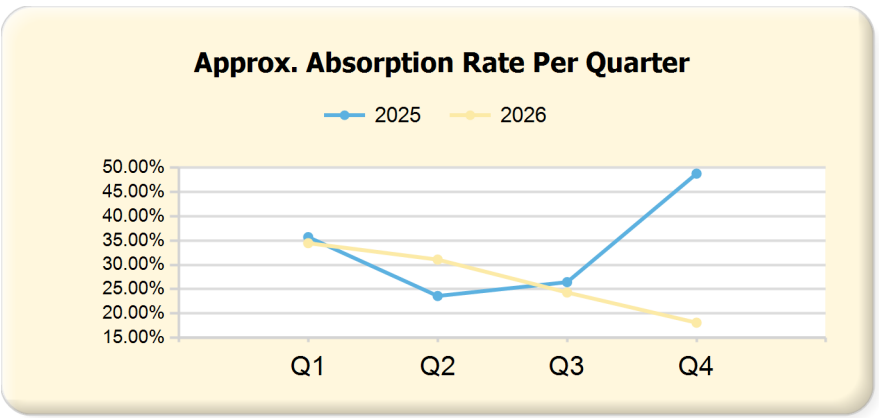
	Q1	Q2	Q3	Q4
2025	63	101	98	54
2026	81	93	110	110



	Q1	Q2	Q3	Q4
2025	$1,325,866.65	$1,378,931.53	$1,279,042.51	$1,334,757.41
2026	$1,427,428.38	$1,315,033.72	$1,308,397.17	$1,308,397.17



	Q1	Q2	Q3	Q4
2025	2.80	4.24	3.78	2.05
2026	2.90	3.22	4.11	5.52



	Q1	Q2	Q3	Q4
2025	35.71%	23.60%	26.45%	48.77%
2026	34.47%	31.09%	24.32%	18.11%

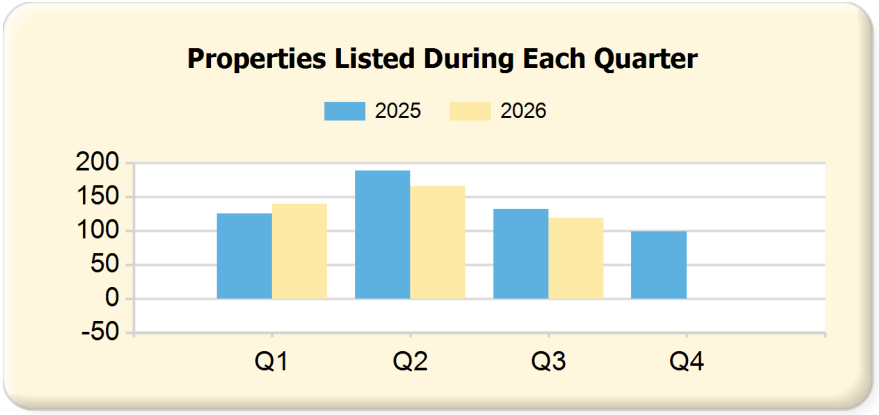
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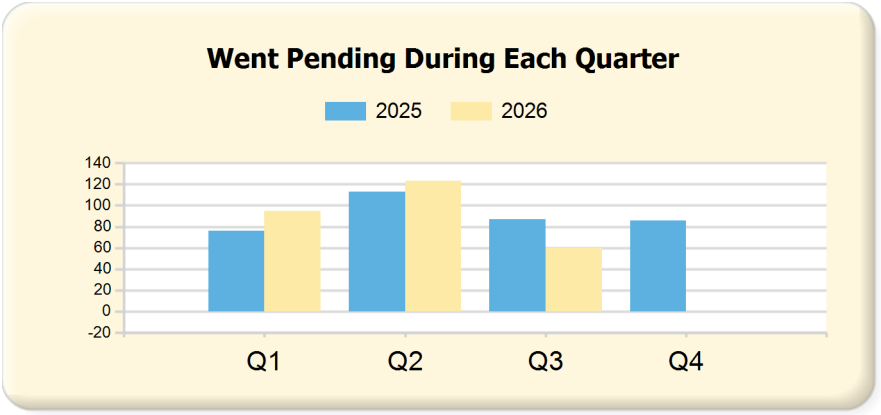
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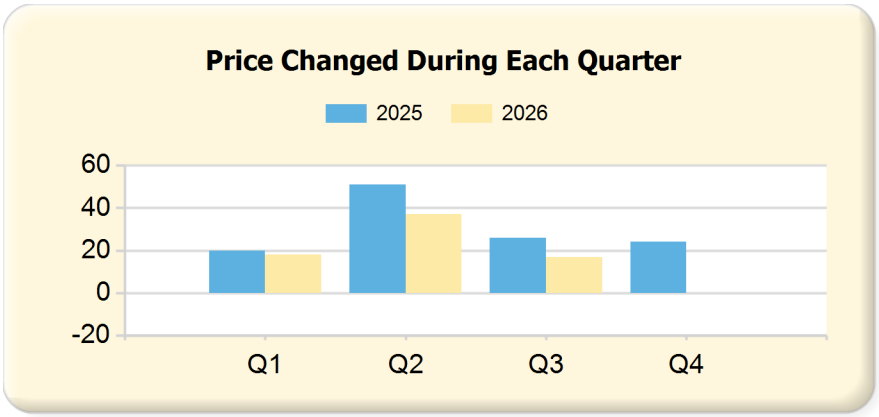
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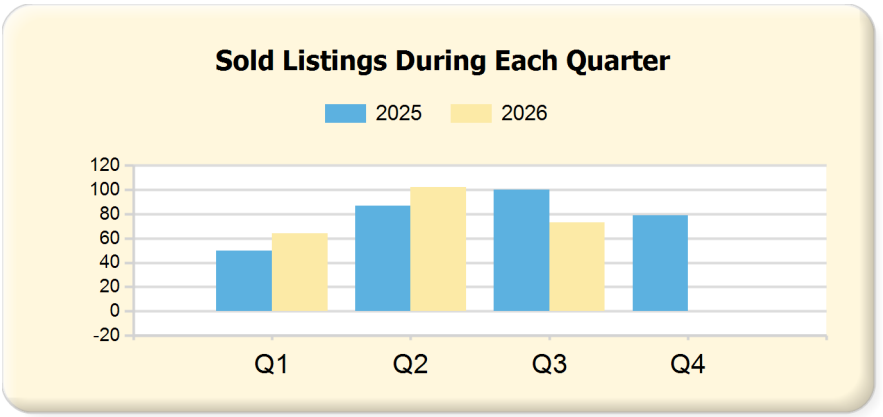
	Q1	Q2	Q3	Q4
2025	126	189	132	99
2026	140	166	119	0



	Q1	Q2	Q3	Q4
2025	76	113	87	86
2026	95	123	60	0



	Q1	Q2	Q3	Q4
2025	20	51	26	24
2026	18	37	17	0



	Q1	Q2	Q3	Q4
2025	50	87	100	79
2026	64	102	73	0

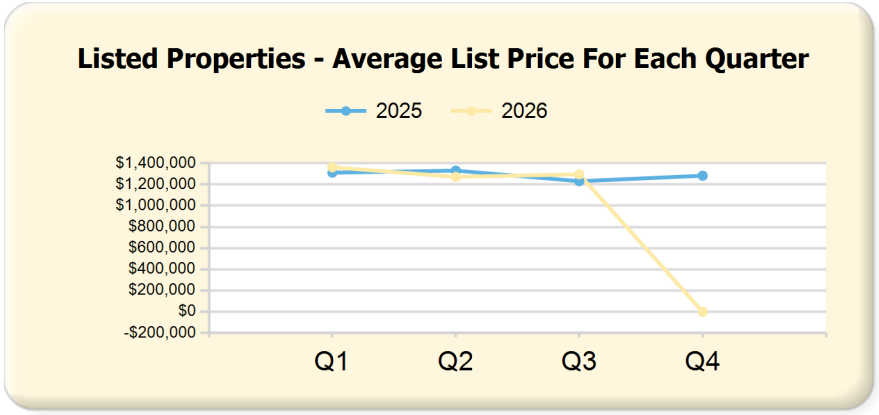
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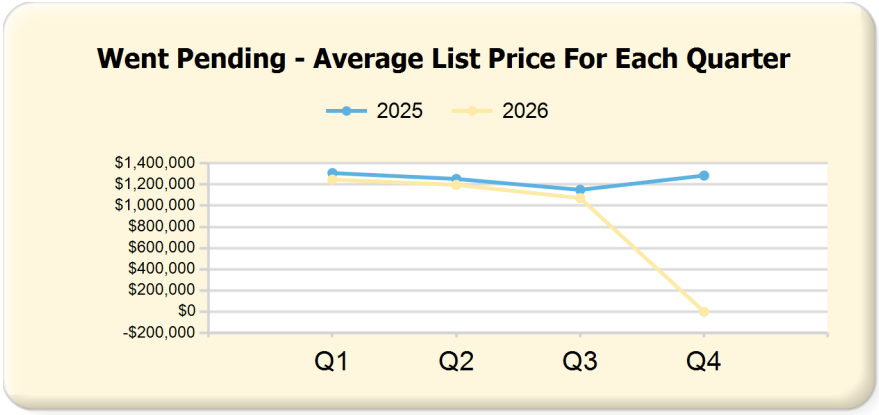
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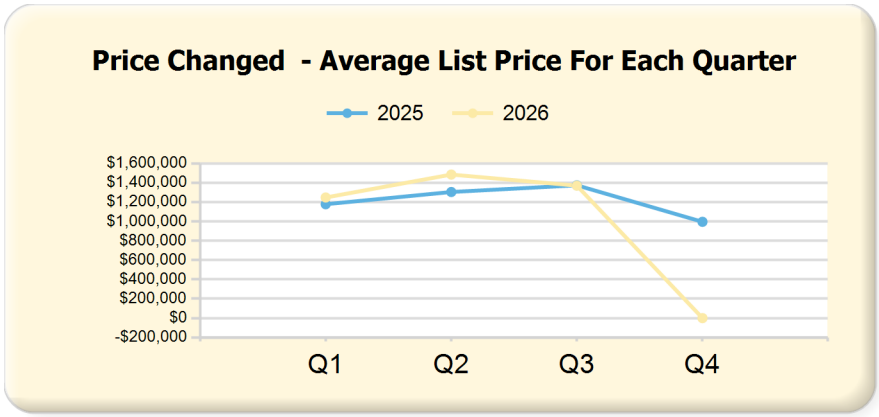
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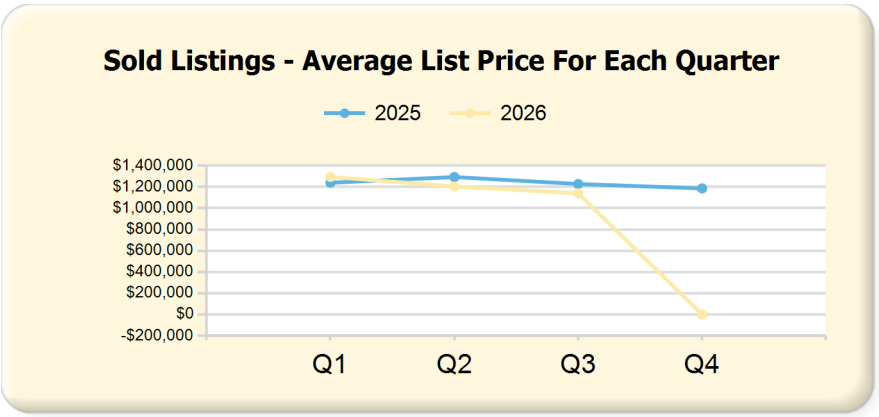
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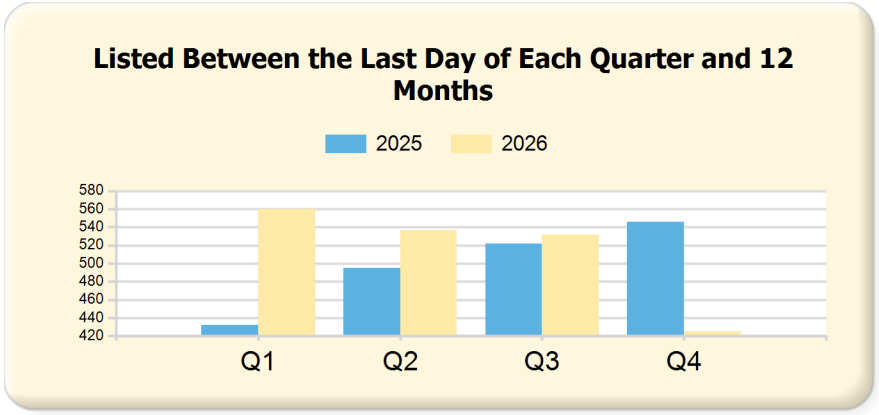
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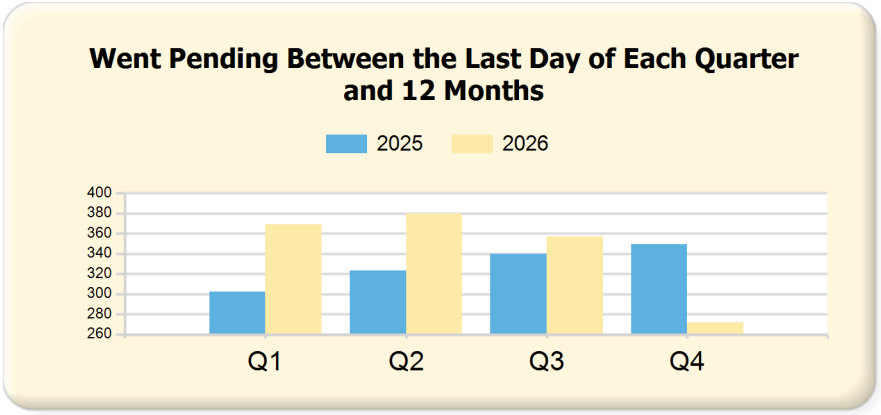
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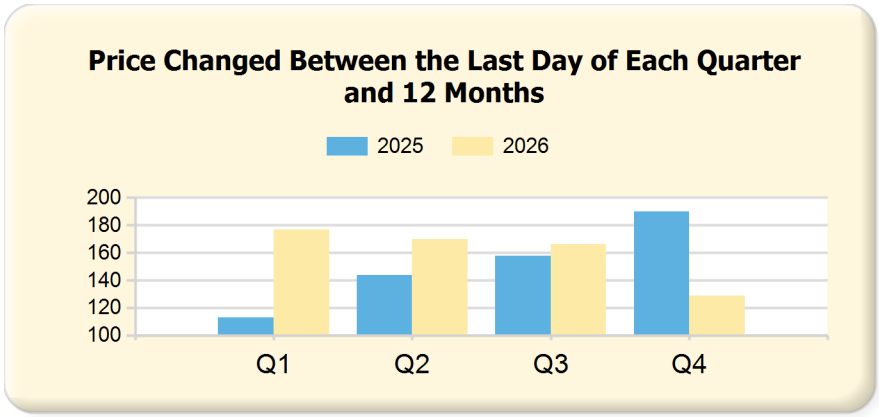
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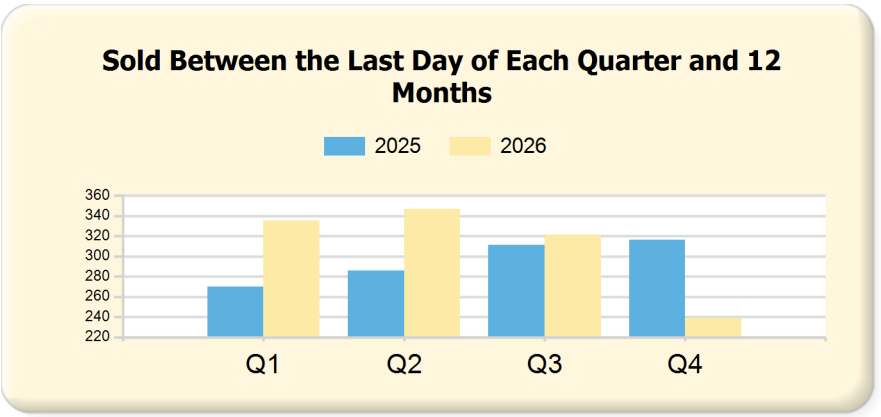
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	Q1	Q2	Q3	Q4
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2026	369	380	357	272



	Q1	Q2	Q3	Q4
2025	113	144	158	190
2026	177	170	166	129



	Q1	Q2	Q3	Q4
2025	270	286	311	316
2026	335	347	321	239

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