

# Newton, MA Real Estate Market Review

## 2026 vs. 2025 Per Quarter

Prepared by Ryan Cook on Tuesday, March 31, 2026

### Single Family

Listing Inventory	Q1			Q2			Q3			Q4		
	2025	2026	Var.	2025	2026*	Var.	2025	2026*	Var.	2025	2026*	Var.
Listing Units	87	91	4	151	91	-60	134	0	-134	37	0	-37
Median Days on Market	28	22	-6	48	113	65	27	0	-27	105	0	-105
Median List Price	\$2,995,000.00	\$2,899,000.00	-\$96,000.00	\$2,450,000.00	\$2,899,000.00	\$449,000.00	\$2,399,000.00	\$0.00	-\$2,399,000.00	\$2,890,000.00	\$0.00	-\$2,890,000.00
Median List \$ / SqFt	\$641.24	\$613.20	-\$28.04	\$595.74	\$613.20	\$17.46	\$616.64	\$0.00	-\$616.64	\$585.96	\$0.00	-\$585.96
Approx. Absorption Rate	47.22%	47.89%	0.67%	27.59%	32.33%	4.74%	30.91%	0.00%	-30.91%	119.82%	0.00%	-119.82%
Approx. Months Supply of Inventory	2.12	2.09	-0.03	3.62	3.09	-0.53	3.24	0.00	-3.24	0.83	0.00	-0.83
Listed (Per Quarter)	Q1			Q2			Q3			Q4		
	2025	2026	Var.	2025	2026*	Var.	2025	2026*	Var.	2025	2026*	Var.
Listing Units (Taken)	198	187	-11	305	0	-305	219	0	-219	90	0	-90
Median Original List Price	\$2,299,000.00	\$2,300,000.00	\$1,000.00	\$1,900,000.00	\$0.00	-\$1,900,000.00	\$2,090,000.00	\$0.00	-\$2,090,000.00	\$1,924,500.00	\$0.00	-\$1,924,500.00
Median Original List \$ / SqFt	\$621.82	\$620.73	-\$1.09	\$613.61	\$0.00	-\$613.61	\$618.93	\$0.00	-\$618.93	\$638.56	\$0.00	-\$638.56
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	21	1	85	0	-85	45	0	-45	13	0	-13
Median Original List Price	\$2,846,500.00	\$2,995,000.00	\$148,500.00	\$2,250,000.00	\$0.00	-\$2,250,000.00	\$2,200,000.00	\$0.00	-\$2,200,000.00	\$1,970,000.00	\$0.00	-\$1,970,000.00
Median Original List \$ / SqFt	\$583.27	\$606.03	\$22.76	\$629.25	\$0.00	-\$629.25	\$616.07	\$0.00	-\$616.07	\$683.32	\$0.00	-\$683.32
Went Pending (Per Quarter)	Q1			Q2			Q3			Q4		
	2025	2026	Var.	2025	2026*	Var.	2025	2026*	Var.	2025	2026*	Var.
Listing Units (Went Pending)	124	110	-14	196	0	-196	145	0	-145	117	0	-117
Median List Price	\$2,012,499.50	\$2,099,000.00	\$86,500.50	\$1,899,000.00	\$0.00	-\$1,899,000.00	\$1,749,000.00	\$0.00	-\$1,749,000.00	\$1,848,000.00	\$0.00	-\$1,848,000.00
Median List \$ / SqFt	\$600.83	\$630.12	\$29.29	\$614.42	\$0.00	-\$614.42	\$605.23	\$0.00	-\$605.23	\$632.96	\$0.00	-\$632.96
Median Days to Offer	6	7	1	9	0	-9	17	0	-17	25	0	-25

# Newton, MA Real Estate Market Review

## 2026 vs. 2025 Per Quarter

Prepared by Ryan Cook on Tuesday, March 31, 2026

### Single Family

Sold (Per Quarter)	Q1			Q2			Q3			Q4		
	2025	2026	Var.	2025	2026*	Var.	2025	2026*	Var.	2025	2026*	Var.
Closed Units (Sold)	75	65	-10	174	0	-174	146	0	-146	136	0	-136
Median Days on Market	20	28	8	16	0	-16	29	0	-29	27	0	-27
Median Days to Offer	8	13	5	7	0	-7	17	0	-17	15	0	-15
Median Sale Price	\$1,905,000.00	\$1,850,000.00	-\$55,000.00	\$1,995,000.00	\$0.00	-\$1,995,000.00	\$1,925,000.00	\$0.00	-\$1,925,000.00	\$1,652,500.00	\$0.00	-\$1,652,500.00
Median Sale \$ / SqFt	\$596.22	\$600.83	\$4.61	\$632.26	\$0.00	-\$632.26	\$630.01	\$0.00	-\$630.01	\$619.25	\$0.00	-\$619.25
Median List Price	\$1,799,000.00	\$1,924,900.00	\$125,900.00	\$1,950,000.00	\$0.00	-\$1,950,000.00	\$1,972,450.00	\$0.00	-\$1,972,450.00	\$1,662,500.00	\$0.00	-\$1,662,500.00
Median List \$ / SqFt	\$581.91	\$596.46	\$14.55	\$611.99	\$0.00	-\$611.99	\$617.09	\$0.00	-\$617.09	\$617.59	\$0.00	-\$617.59
Median Original List Price	\$1,799,000.00	\$1,970,000.00	\$171,000.00	\$1,989,500.00	\$0.00	-\$1,989,500.00	\$1,998,944.00	\$0.00	-\$1,998,944.00	\$1,750,000.00	\$0.00	-\$1,750,000.00
Median Original List \$ / SqFt	\$607.58	\$626.09	\$18.51	\$619.01	\$0.00	-\$619.01	\$638.19	\$0.00	-\$638.19	\$638.00	\$0.00	-\$638.00
Median Sale Price as % of List Price	100.00%	99.15%	-0.85%	100.00%	0.00%	-100%	97.75%	0.00%	-97.75%	98.14%	0.00%	-98.14%
Median Sale Price as % of Original List Price	98.22%	97.23%	-0.99%	100.00%	0.00%	-100%	96.15%	0.00%	-96.15%	97.06%	0.00%	-97.06%
Sold Units - Short Sale	0	0	0	0	0	0	0	0	0	0	0	0
Sold Units - Lender-Owned	0	0	0	1	0	-1	1	0	-1	0	0	0
12-Month Activity	Q1			Q2			Q3			Q4		
	2025	2026	Var.	2025	2026*	Var.	2025	2026*	Var.	2025	2026*	Var.
Units Listed	758	804	46	778	496	-282	827	279	-548	812	187	-625
Units Price Changed	208	236	28	226	119	-107	235	40	-195	251	21	-230
Units Went Pending	528	559	31	529	369	-160	554	229	-325	570	111	-459
Units Sold	493	523	30	500	353	-147	497	208	-289	532	65	-467

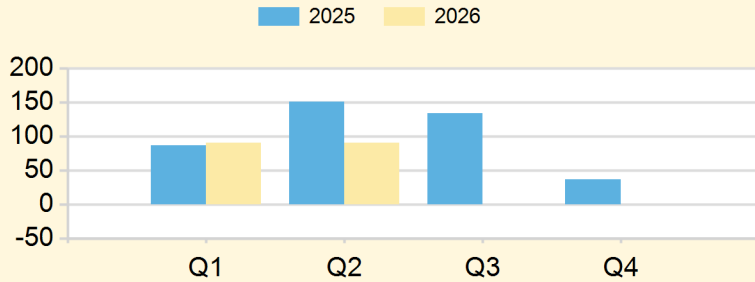
# Newton, MA Real Estate Market Review

## 2026 vs. 2025 Per Quarter

Prepared by Ryan Cook on Tuesday, March 31, 2026

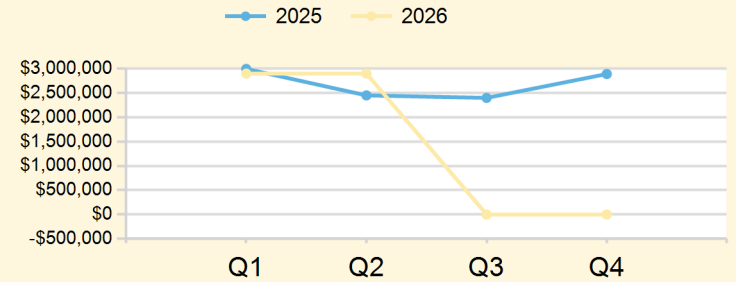
### Single Family

**Listing Inventory on the Last Day of Each Quarter**



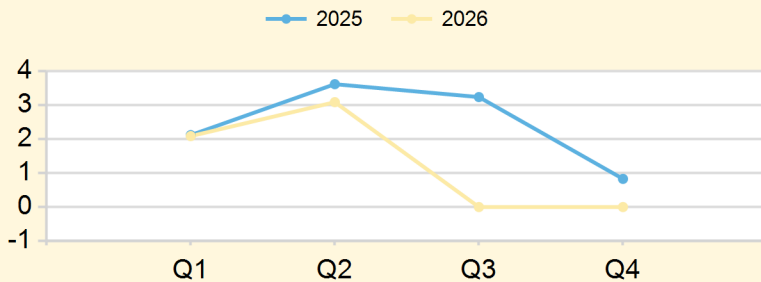
	Q1	Q2	Q3	Q4
2025	87	151	134	37
2026	91	91	0	0

**Median List Price on the Last Day of Each Quarter**



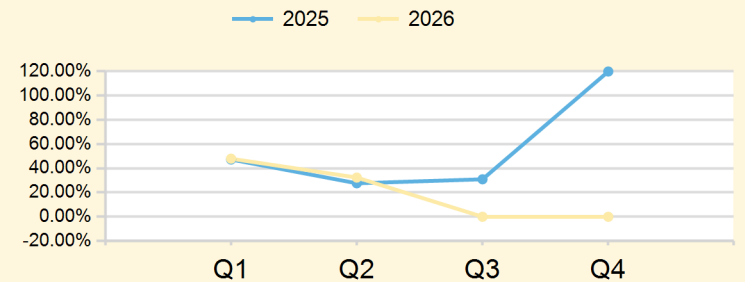
	Q1	Q2	Q3	Q4
2025	\$2,995,000.00	\$2,450,000.00	\$2,399,000.00	\$2,890,000.00
2026	\$2,899,000.00	\$2,899,000.00	\$0.00	\$0.00

**Approx. Months supply per Quarter**



	Q1	Q2	Q3	Q4
2025	2.12	3.62	3.24	0.83
2026	2.09	3.09	0.00	0.00

**Approx. Absorption Rate Per Quarter**



	Q1	Q2	Q3	Q4
2025	47.22%	27.59%	30.91%	119.82%
2026	47.89%	32.33%	0.00%	0.00%

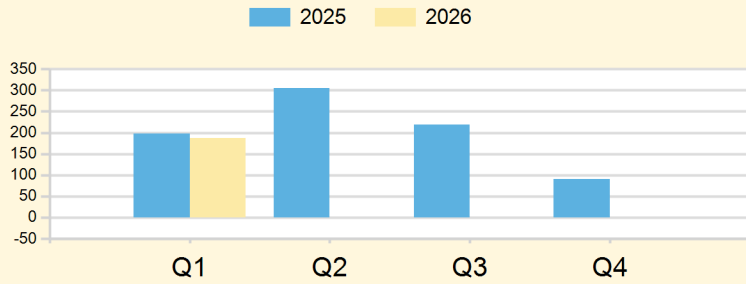
# Newton, MA Real Estate Market Review

## 2026 vs. 2025 Per Quarter

Prepared by Ryan Cook on Tuesday, March 31, 2026

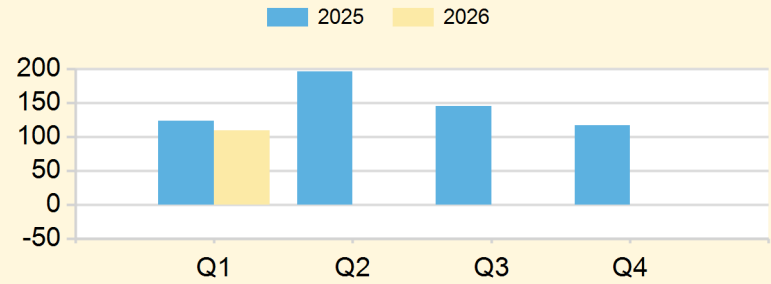
### Single Family

**Properties Listed During Each Quarter**



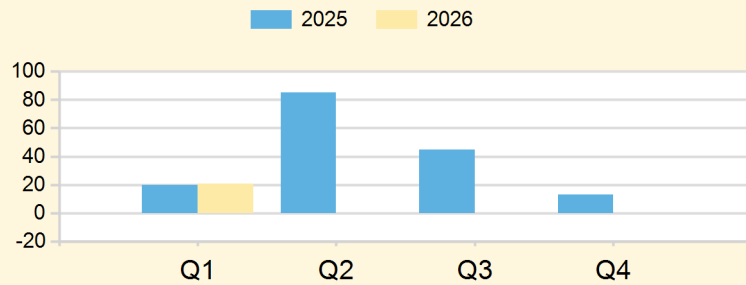
	Q1	Q2	Q3	Q4
2025	198	305	219	90
2026	187	0	0	0

**Went Pending During Each Quarter**



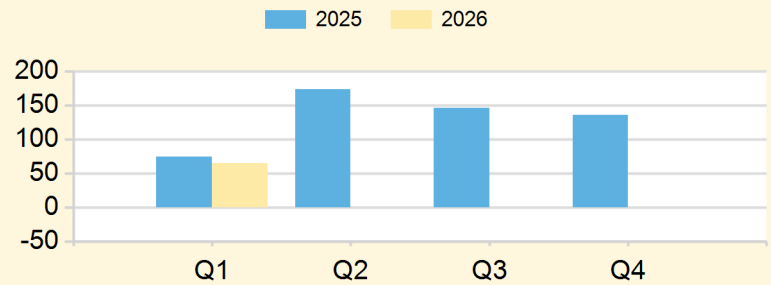
	Q1	Q2	Q3	Q4
2025	124	196	145	117
2026	110	0	0	0

**Price Changed During Each Quarter**



	Q1	Q2	Q3	Q4
2025	20	85	45	13
2026	21	0	0	0

**Sold Listings During Each Quarter**



	Q1	Q2	Q3	Q4
2025	75	174	146	136
2026	65	0	0	0

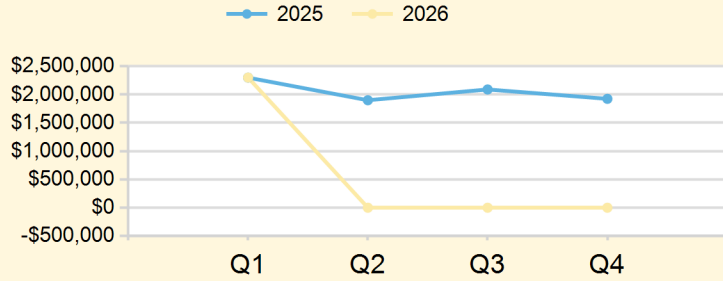
# Newton, MA Real Estate Market Review

## 2026 vs. 2025 Per Quarter

Prepared by Ryan Cook on Tuesday, March 31, 2026

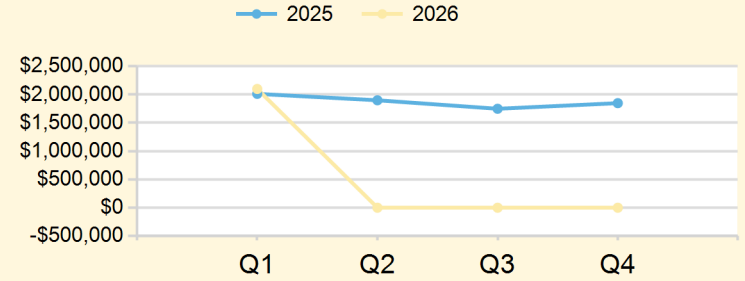
### Single Family

**Listed Properties - Median List Price For Each Quarter**



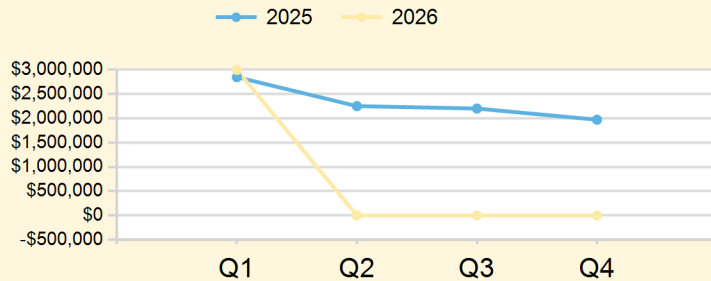
	Q1	Q2	Q3	Q4
2025	\$2,299,000.00	\$1,900,000.00	\$2,090,000.00	\$1,924,500.00
2026	\$2,300,000.00	\$0.00	\$0.00	\$0.00

**Went Pending - Median List Price For Each Quarter**



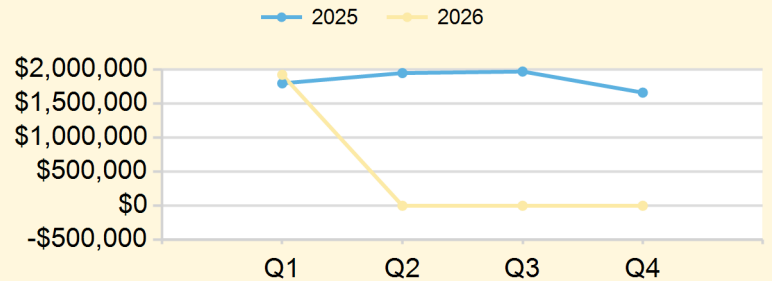
	Q1	Q2	Q3	Q4
2025	\$2,012,499.50	\$1,899,000.00	\$1,749,000.00	\$1,848,000.00
2026	\$2,099,000.00	\$0.00	\$0.00	\$0.00

**Price Changed - Median List Price For Each Quarter**



	Q1	Q2	Q3	Q4
2025	\$2,846,500.00	\$2,250,000.00	\$2,200,000.00	\$1,970,000.00
2026	\$2,995,000.00	\$0.00	\$0.00	\$0.00

**Sold Listings - Median List Price For Each Quarter**



	Q1	Q2	Q3	Q4
2025	\$1,799,000.00	\$1,950,000.00	\$1,972,450.00	\$1,662,500.00
2026	\$1,924,900.00	\$0.00	\$0.00	\$0.00

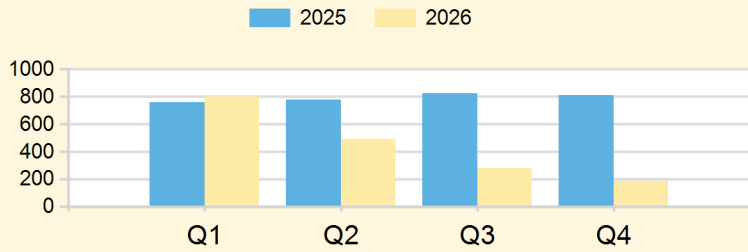
# Newton, MA Real Estate Market Review

## 2026 vs. 2025 Per Quarter

Prepared by Ryan Cook on Tuesday, March 31, 2026

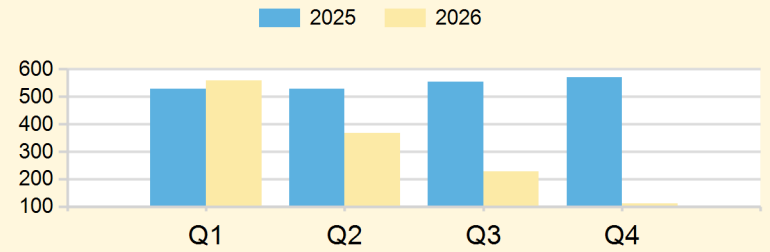
### Single Family

**Listed Between the Last Day of Each Quarter and 12 Months**



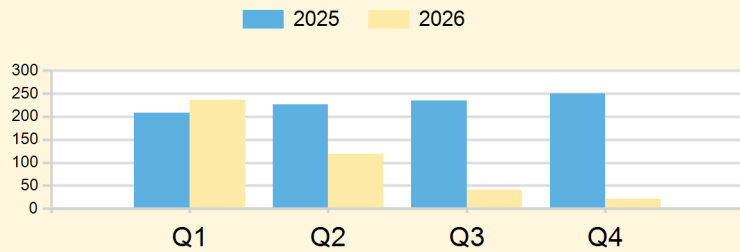
	Q1	Q2	Q3	Q4
2025	758	778	827	812
2026	804	496	279	187

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



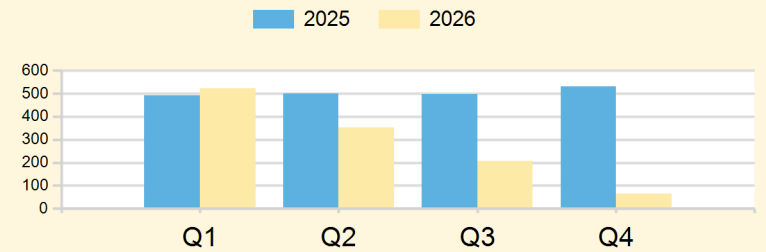
	Q1	Q2	Q3	Q4
2025	528	529	554	570
2026	559	369	229	111

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



	Q1	Q2	Q3	Q4
2025	208	226	235	251
2026	236	119	40	21

**Sold Between the Last Day of Each Quarter and 12 Months**



	Q1	Q2	Q3	Q4
2025	493	500	497	532
2026	523	353	208	65