

# Newton, MA Area Market Review

2022 vs. 2021 As of March 28, 2022

Prepared by Ryan Cook on Monday, March 28, 2022

## Condominium

<b>Listing Inventory on March 28</b>	<b>2021</b>	<b>2022</b>	<b>Var.</b>	<b>Var. %</b>	<b>Trend</b>
Listing Units	49	29	-20	-40.82%	↓
Average Days on Market	44	46	2	4.55%	↑
Average List Price	\$940,010.16	\$1,096,372.41	\$156,362.25	16.63%	↑
Average List \$ / SqFt	\$527.22	\$655.07	\$127.85	24.25%	↑
Approximate Absorption Rate	54.08%	114.94%	60.86%	112.54%	↑
Approximate Months Supply of Inventory	1.85	0.87	-0.98	-52.97%	↓
<b>Listed (Year to Date)</b>	<b>2021</b>	<b>2022</b>	<b>Var.</b>	<b>Var. %</b>	<b>Trend</b>
Listing Units (Taken)	144	89	-55	-38.19%	↓
Average Original List Price	\$918,601.76	\$1,011,460.52	\$92,858.76	10.11%	↑
Average Original List \$ / SqFt	\$500.10	\$574.20	\$74.10	14.82%	↑
<b>Went Pending (Year to Date)</b>	<b>2021</b>	<b>2022</b>	<b>Var.</b>	<b>Var. %</b>	<b>Trend</b>
Listing Units (Went Pending)	128	69	-59	-46.09%	↓
Average List Price	\$936,258.23	\$1,011,076.59	\$74,818.36	7.99%	↑
Average List \$ / SqFt	\$493.65	\$543.19	\$49.54	10.04%	↑
Average Days to Offer	35	20	-15	-42.86%	↓
<b>Listed &amp; Price Changed (Year to Date)</b>	<b>2021</b>	<b>2022</b>	<b>Var.</b>	<b>Var. %</b>	<b>Trend</b>
Listing Units (Price Changed)	26	5	-21	-80.77%	↓
Average Original List Price	\$810,296.12	\$841,780.00	\$31,483.88	3.89%	↑
Average Original List \$ / SqFt	\$553.37	\$730.59	\$177.22	32.03%	↑
<b>Sold (Year to Date)</b>	<b>2021</b>	<b>2022</b>	<b>Var.</b>	<b>Var. %</b>	<b>Trend</b>
Closed Units (Sold)	78	46	-32	-41.03%	↓
Average Days on Market	71	59	-12	-16.90%	↓
Average Days to Offer	50	40	-10	-20%	↓
Average Sale Price	\$923,150.87	\$918,459.52	-\$4,691.35	-0.51%	↓
Average Sale \$ / SqFt	\$477.98	\$515.03	\$37.05	7.75%	↑
Average List Price	\$938,047.87	\$926,184.24	-\$11,863.63	-1.26%	↓
Average List \$ / SqFt	\$483.86	\$515.07	\$31.21	6.45%	↑
Average Original List Price	\$964,115.58	\$944,749.43	-\$19,366.15	-2.01%	↓
Average Original List \$ / SqFt	\$498.49	\$527.29	\$28.80	5.78%	↑
Average Sale Price as % of List Price	98.87%	100.06%	1.19%	1.20%	↑
Average Sale Price as % of Original List Price	96.25%	98.09%	1.84%	1.91%	↑
Sold Units - Short Sale	0	0	0	0%	↔
Sold Units - Lender-Owned	0	0	0	0%	↔
<b>12-Month Activity as of March 28</b>	<b>2021</b>	<b>2022</b>	<b>Var.</b>	<b>Var. %</b>	<b>Trend</b>
Units Listed	528	437	-91	-17.23%	↓
Units Price Changed	184	108	-76	-41.30%	↓
Units Went Pending	400	387	-13	-3.25%	↓
Units Sold	318	400	82	25.79%	↑

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