

Newton, MA Real Estate Market Review

2023 vs. 2022 Per Quarter

Prepared by Ryan Cook on Wednesday, April 05, 2023

Single Family

Listing Inventory	Q1			Q2			Q3			Q4		
	2022	2023	Var.	2022	2023*	Var.	2022	2023*	Var.	2022	2023*	Var.
Listing Units	45	82	37	81	76	-5	83	0	-83	44	0	-44
Avg. Days on Market	40	50	10	48	139	91	60	0	-60	95	0	-95
Avg. List Price	\$2,802,328.64	\$2,847,010.94	\$44,682.30	\$2,772,871.31	\$2,874,313.12	\$101,441.81	\$2,571,952.57	\$0.00	-\$2,571,952.57	\$2,819,315.86	\$0.00	-\$2,819,315.86
Avg. List \$ / SqFt	\$595.27	\$621.16	\$25.89	\$602.45	\$619.43	\$16.98	\$577.65	\$0.00	-\$577.65	\$607.71	\$0.00	-\$607.71
Approx. Absorption Rate	115.00%	53.15%	-61.85%	63.07%	37.83%	-25.24%	57.73%	0.00%	-57.73%	101.89%	0.00%	-101.89%
Approx. Months Supply of Inventory	0.87	1.88	1.01	1.59	2.64	1.05	1.73	0.00	-1.73	0.98	0.00	-0.98
Listed (Per Quarter)	Q1			Q2			Q3			Q4		
	2022	2023	Var.	2022	2023*	Var.	2022	2023*	Var.	2022	2023*	Var.
Listing Units (Taken)	164	179	15	286	7	-279	160	0	-160	95	0	-95
Avg. Original List Price	\$2,162,093.84	\$2,240,064.22	\$77,970.38	\$2,125,669.07	\$2,210,271.43	\$84,602.36	\$1,972,561.96	\$0.00	-\$1,972,561.96	\$2,053,702.08	\$0.00	-\$2,053,702.08
Avg. Original List \$ / SqFt	\$565.53	\$585.33	\$19.80	\$589.73	\$638.49	\$48.76	\$565.48	\$0.00	-\$565.48	\$584.24	\$0.00	-\$584.24
Listed & Price Changed (Per Quarter)	Q1			Q2			Q3			Q4		
	2022	2023	Var.	2022	2023*	Var.	2022	2023*	Var.	2022	2023*	Var.
Listing Units (Price Changed)	16	18	2	64	0	-64	39	0	-39	15	0	-15
Avg. Original List Price	\$2,721,062.44	\$2,695,666.67	-\$25,395.77	\$2,452,232.66	\$0.00	-\$2,452,232.66	\$1,658,174.36	\$0.00	-\$1,658,174.36	\$1,740,593.33	\$0.00	-\$1,740,593.33
Avg. Original List \$ / SqFt	\$596.10	\$624.01	\$27.91	\$600.28	\$0.00	-\$600.28	\$573.32	\$0.00	-\$573.32	\$543.51	\$0.00	-\$543.51
Went Pending (Per Quarter)	Q1			Q2			Q3			Q4		
	2022	2023	Var.	2022	2023*	Var.	2022	2023*	Var.	2022	2023*	Var.
Listing Units (Went Pending)	124	127	3	228	14	-214	120	0	-120	84	0	-84
Avg. List Price	\$1,888,432.25	\$1,990,853.53	\$102,421.28	\$1,924,816.17	\$1,716,214.29	-\$208,601.88	\$1,885,480.63	\$0.00	-\$1,885,480.63	\$1,752,549.98	\$0.00	-\$1,752,549.98
Avg. List \$ / SqFt	\$535.42	\$561.59	\$26.17	\$574.91	\$615.58	\$40.67	\$559.03	\$0.00	-\$559.03	\$548.08	\$0.00	-\$548.08
Avg. Days to Offer	17	27	10	16	30	14	28	0	-28	33	0	-33

Newton, MA Real Estate Market Review

2023 vs. 2022 Per Quarter

Prepared by Ryan Cook on Wednesday, April 05, 2023

Single Family

Sold (Per Quarter)	Q1			Q2			Q3			Q4		
	2022	2023	Var.	2022	2023*	Var.	2022	2023*	Var.	2022	2023*	Var.
Closed Units (Sold)	79	58	-21	180	4	-176	168	0	-168	109	0	-109
Avg. Days on Market	40	43	3	18	31	13	32	0	-32	33	0	-33
Avg. Days to Offer	31	30	-1	11	25	14	24	0	-24	24	0	-24
Avg. Sale Price	\$1,924,162.82	\$1,838,125.00	-\$86,037.82	\$1,918,695.44	\$2,730,750.00	\$812,054.56	\$2,086,084.35	\$0.00	-\$2,086,084.35	\$1,730,760.04	\$0.00	-\$1,730,760.04
Avg. Sale \$ / SqFt	\$551.35	\$566.40	\$15.05	\$612.18	\$615.68	\$3.50	\$570.70	\$0.00	-\$570.70	\$541.81	\$0.00	-\$541.81
Avg. List Price	\$1,913,370.89	\$1,843,167.22	-\$70,203.67	\$1,811,857.72	\$2,597,750.00	\$785,892.28	\$2,093,299.32	\$0.00	-\$2,093,299.32	\$1,753,012.72	\$0.00	-\$1,753,012.72
Avg. List \$ / SqFt	\$538.63	\$564.62	\$25.99	\$569.13	\$580.80	\$11.67	\$563.17	\$0.00	-\$563.17	\$548.39	\$0.00	-\$548.39
Avg. Original List Price	\$1,947,902.53	\$1,871,339.64	-\$76,562.89	\$1,828,597.16	\$2,597,750.00	\$769,152.84	\$2,147,685.57	\$0.00	-\$2,147,685.57	\$1,790,939.34	\$0.00	-\$1,790,939.34
Avg. Original List \$ / SqFt	\$548.18	\$573.19	\$25.01	\$573.10	\$580.80	\$7.70	\$575.27	\$0.00	-\$575.27	\$562.10	\$0.00	-\$562.10
Avg. Sale Price as % of List Price	102.63%	99.82%	-2.81%	107.75%	105.30%	-2.45%	101.42%	0.00%	-101.42%	99.05%	0.00%	-99.05%
Avg. Sale Price as % of Original List Price	101.08%	98.26%	-2.82%	107.09%	105.30%	-1.79%	99.37%	0.00%	-99.37%	96.82%	0.00%	-96.82%
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		
	2022	2023	Var.	2022	2023*	Var.	2022	2023*	Var.	2022	2023*	Var.
Units Listed	761	725	-36	744	441	-303	725	281	-444	705	187	-518
Units Price Changed	141	173	32	144	100	-44	150	45	-105	164	20	-144
Units Went Pending	636	552	-84	618	339	-279	599	225	-374	549	140	-409
Units Sold	621	523	-98	613	345	-268	575	178	-397	538	62	-476

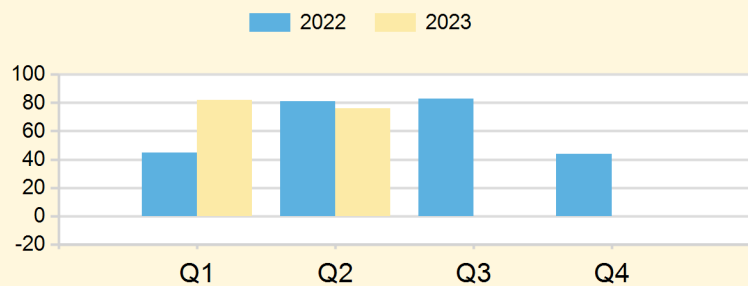
Newton, MA Real Estate Market Review

2023 vs. 2022 Per Quarter

Prepared by Ryan Cook on Wednesday, April 05, 2023

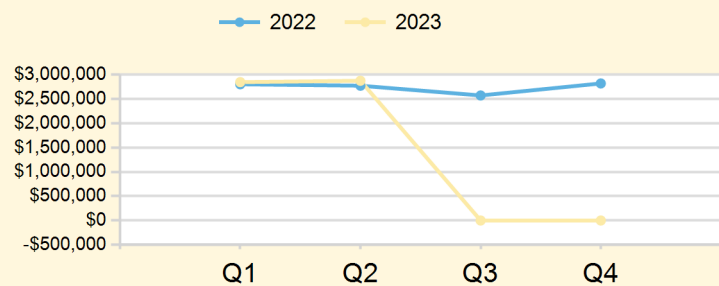
Single Family

Listing Inventory on the Last Day of Each Quarter



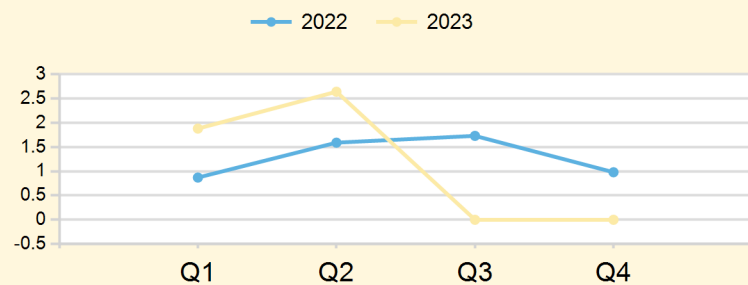
	Q1	Q2	Q3	Q4
2022	45	81	83	44
2023	82	76	0	0

Average List Price on the Last Day of Each Quarter



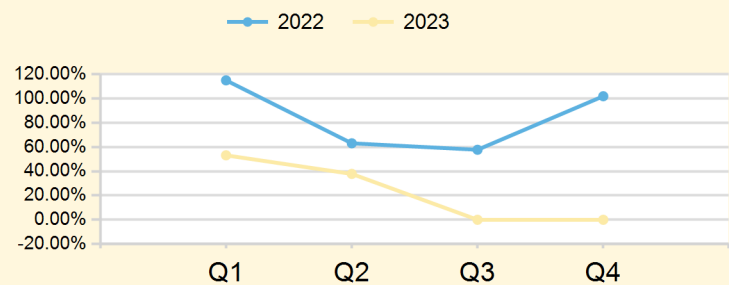
	Q1	Q2	Q3	Q4
2022	\$2,802,328.64	\$2,772,871.31	\$2,571,952.57	\$2,819,315.86
2023	\$2,847,010.94	\$2,874,313.12	\$0.00	\$0.00

Approx. Months supply per Quarter



	Q1	Q2	Q3	Q4
2022	0.87	1.59	1.73	0.98
2023	1.88	2.64	0.00	0.00

Approx. Absorption Rate Per Quarter



	Q1	Q2	Q3	Q4
2022	115.00%	63.07%	57.73%	101.89%
2023	53.15%	37.83%	0.00%	0.00%

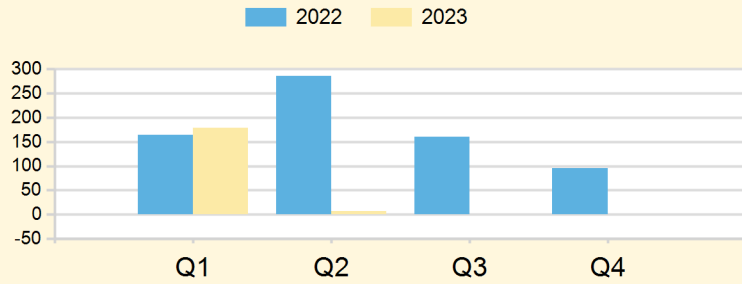
Newton, MA Real Estate Market Review

2023 vs. 2022 Per Quarter

Prepared by Ryan Cook on Wednesday, April 05, 2023

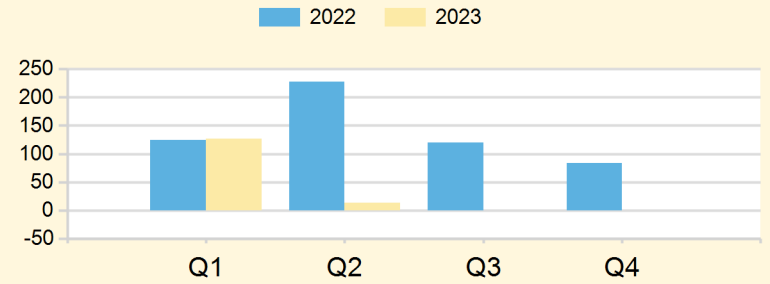
Single Family

Properties Listed During Each Quarter



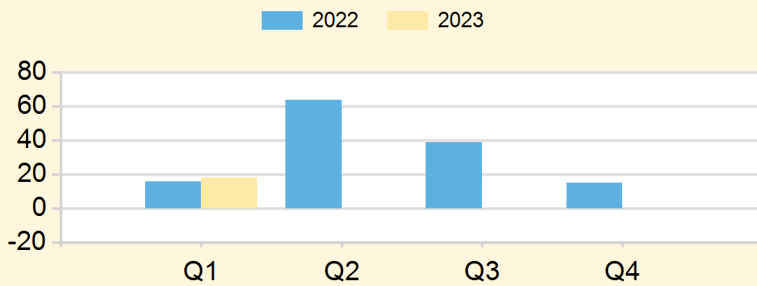
	Q1	Q2	Q3	Q4
2022	164	286	160	95
2023	179	7	0	0

Went Pending During Each Quarter



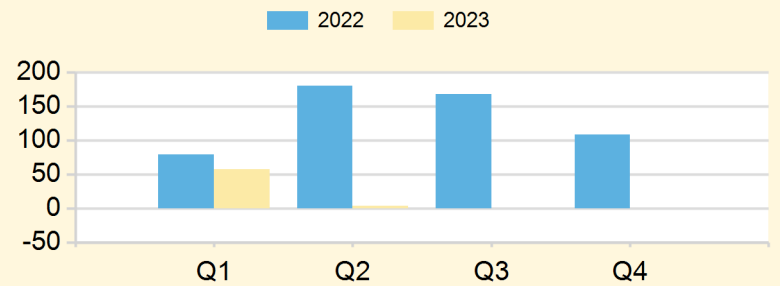
	Q1	Q2	Q3	Q4
2022	124	228	120	84
2023	127	14	0	0

Price Changed During Each Quarter



	Q1	Q2	Q3	Q4
2022	16	64	39	15
2023	18	0	0	0

Sold Listings During Each Quarter



	Q1	Q2	Q3	Q4
2022	79	180	168	109
2023	58	4	0	0

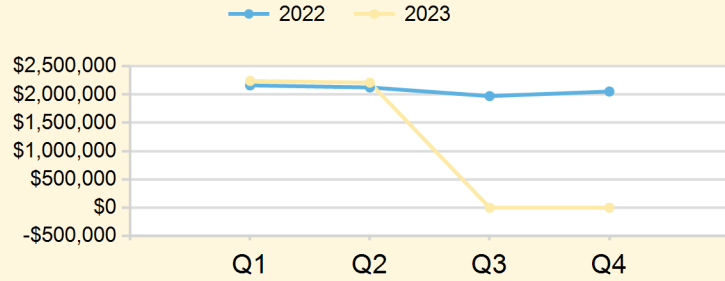
Newton, MA Real Estate Market Review

2023 vs. 2022 Per Quarter

Prepared by Ryan Cook on Wednesday, April 05, 2023

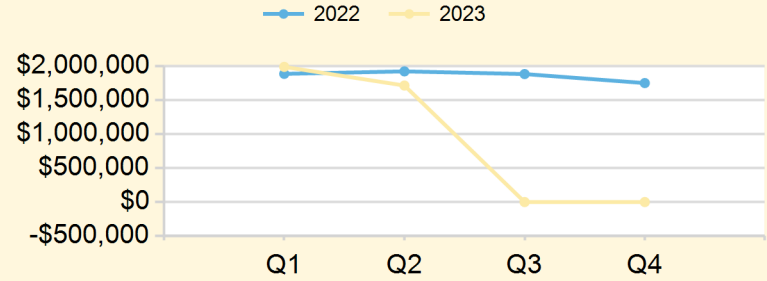
Single Family

Listed Properties - Average List Price For Each Quarter



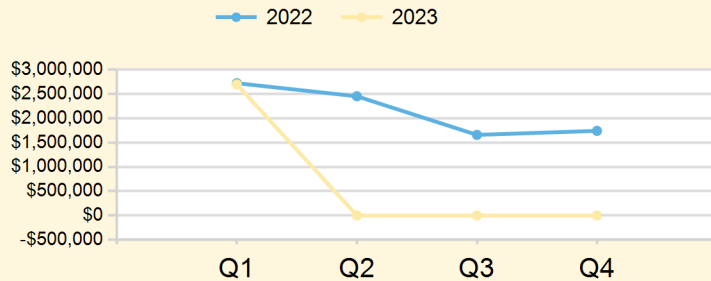
	Q1	Q2	Q3	Q4
2022	\$2,162,093.84	\$2,125,669.07	\$1,972,561.96	\$2,053,702.08
2023	\$2,240,064.22	\$2,210,271.43	\$0.00	\$0.00

Went Pending - Average List Price For Each Quarter



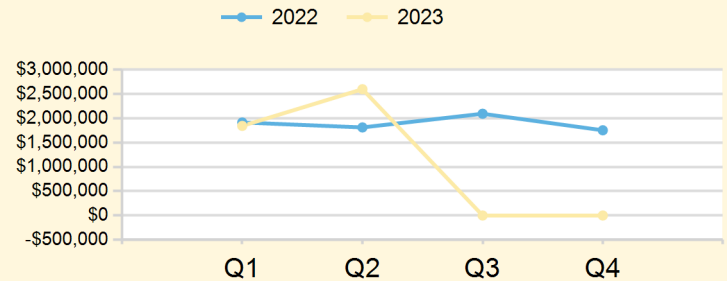
	Q1	Q2	Q3	Q4
2022	\$1,888,432.25	\$1,924,816.17	\$1,885,480.63	\$1,752,549.98
2023	\$1,990,853.53	\$1,716,214.29	\$0.00	\$0.00

Price Changed - Average List Price For Each Quarter



	Q1	Q2	Q3	Q4
2022	\$2,721,062.44	\$2,452,232.66	\$1,658,174.36	\$1,740,593.33
2023	\$2,695,666.67	\$0.00	\$0.00	\$0.00

Sold Listings - Average List Price For Each Quarter



	Q1	Q2	Q3	Q4
2022	\$1,913,370.89	\$1,811,857.72	\$2,093,299.32	\$1,753,012.72
2023	\$1,843,167.22	\$2,597,750.00	\$0.00	\$0.00

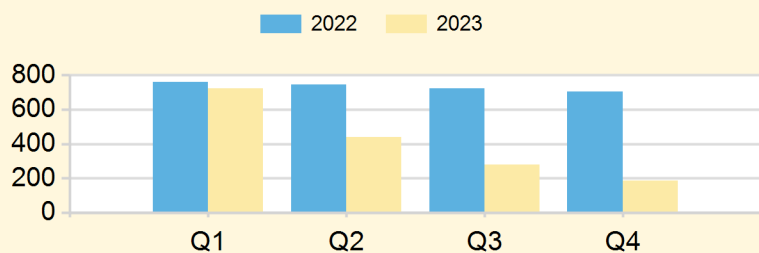
Newton, MA Real Estate Market Review

2023 vs. 2022 Per Quarter

Prepared by Ryan Cook on Wednesday, April 05, 2023

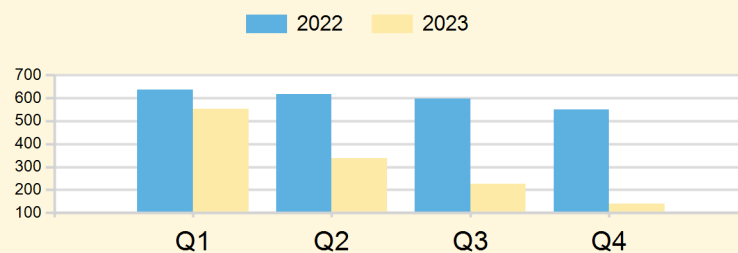
Single Family

Listed Between the Last Day of Each Quarter and 12 Months



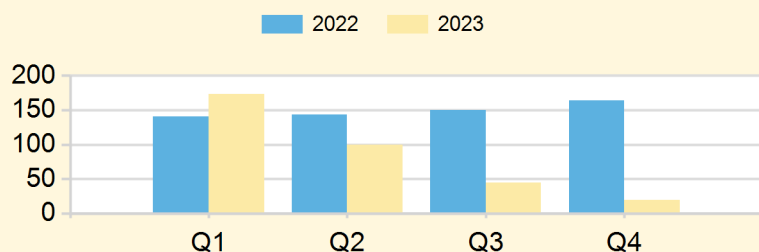
	Q1	Q2	Q3	Q4
2022	761	744	725	705
2023	725	441	281	187

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



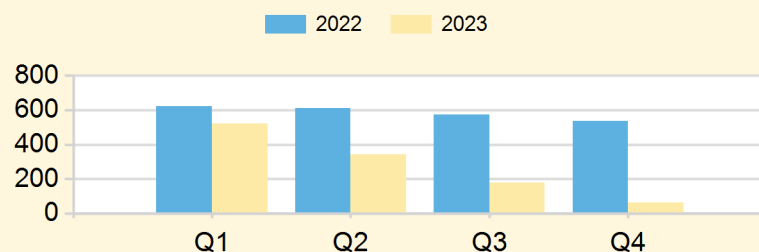
	Q1	Q2	Q3	Q4
2022	636	618	599	549
2023	552	339	225	140

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



	Q1	Q2	Q3	Q4
2022	141	144	150	164
2023	173	100	45	20

Sold Between the Last Day of Each Quarter and 12 Months



	Q1	Q2	Q3	Q4
2022	621	613	575	538
2023	523	345	178	62