

Newton, MA Real Estate Market Review

2024 vs. 2023 Per Quarter

Prepared by Ryan Cook on Friday, March 29, 2024

Condominium

Listing Inventory	Q1			Q2			Q3			Q4		
	2023	2024*	Var.	2023	2024*	Var.	2023	2024*	Var.	2023	2024*	Var.
Listing Units	46	52	6	56	0	-56	52	0	-52	35	0	-35
Median Days on Market	21	31	10	30	0	-30	38	0	-38	74	0	-74
Median List Price	\$1,177,000.00	\$1,425,000.00	\$248,000.00	\$1,274,450.00	\$0.00	-\$1,274,450.00	\$1,299,000.00	\$0.00	-\$1,299,000.00	\$1,499,000.00	\$0.00	-\$1,499,000.00
Median List \$ / SqFt	\$567.73	\$552.12	-\$15.61	\$540.59	\$0.00	-\$540.59	\$521.17	\$0.00	-\$521.17	\$566.70	\$0.00	-\$566.70
Approx. Absorption Rate	54.71%	48.88%	-5.83%	43.60%	0.00%	-43.60%	46.79%	0.00%	-46.79%	69.05%	0.00%	-69.05%
Approx. Months Supply of Inventory	1.83	2.05	0.22	2.29	0.00	-2.29	2.14	0.00	-2.14	1.45	0.00	-1.45
Listed (Per Quarter)	Q1			Q2			Q3			Q4		
	2023	2024*	Var.	2023	2024*	Var.	2023	2024*	Var.	2023	2024*	Var.
Listing Units (Taken)	102	113	11	147	0	-147	107	0	-107	55	0	-55
Median Original List Price	\$1,110,000.00	\$1,275,000.00	\$165,000.00	\$1,105,000.00	\$0.00	-\$1,105,000.00	\$1,099,900.00	\$0.00	-\$1,099,900.00	\$1,275,000.00	\$0.00	-\$1,275,000.00
Median Original List \$ / SqFt	\$551.97	\$575.00	\$23.03	\$539.43	\$0.00	-\$539.43	\$532.55	\$0.00	-\$532.55	\$555.56	\$0.00	-\$555.56
Listed & Price Changed (Per Quarter)	Q1			Q2			Q3			Q4		
	2023	2024*	Var.	2023	2024*	Var.	2023	2024*	Var.	2023	2024*	Var.
Listing Units (Price Changed)	23	18	-5	25	0	-25	15	0	-15	7	0	-7
Median Original List Price	\$1,549,000.00	\$1,538,900.00	-\$10,100.00	\$1,098,000.00	\$0.00	-\$1,098,000.00	\$1,150,000.00	\$0.00	-\$1,150,000.00	\$1,345,000.00	\$0.00	-\$1,345,000.00
Median Original List \$ / SqFt	\$578.68	\$556.74	-\$21.94	\$556.02	\$0.00	-\$556.02	\$496.19	\$0.00	-\$496.19	\$548.98	\$0.00	-\$548.98
Went Pending (Per Quarter)	Q1			Q2			Q3			Q4		
	2023	2024*	Var.	2023	2024*	Var.	2023	2024*	Var.	2023	2024*	Var.
Listing Units (Went Pending)	73	81	8	113	0	-113	89	0	-89	46	0	-46
Median List Price	\$1,069,000.00	\$1,195,000.00	\$126,000.00	\$1,085,000.00	\$0.00	-\$1,085,000.00	\$879,000.00	\$0.00	-\$879,000.00	\$1,082,000.00	\$0.00	-\$1,082,000.00
Median List \$ / SqFt	\$519.50	\$566.86	\$47.36	\$540.86	\$0.00	-\$540.86	\$533.12	\$0.00	-\$533.12	\$541.41	\$0.00	-\$541.41
Median Days to Offer	15	12	-3	7	0	-7	12	0	-12	19	0	-19

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Sold (Per Quarter)	Q1			Q2			Q3			Q4		
	2023	2024*	Var.	2023	2024*	Var.	2023	2024*	Var.	2023	2024*	Var.
Closed Units (Sold)	35	49	14	87	0	-87	99	0	-99	69	0	-69
Median Days on Market	42	35	-7	22	0	-22	19	0	-19	20	0	-20
Median Days to Offer	28	15	-13	10	0	-10	8	0	-8	9	0	-9
Median Sale Price	\$918,500.00	\$1,200,000.00	\$281,500.00	\$1,087,500.00	\$0.00	-\$1,087,500.00	\$945,000.00	\$0.00	-\$945,000.00	\$1,030,000.00	\$0.00	-\$1,030,000.00
Median Sale \$ / SqFt	\$503.14	\$560.82	\$57.68	\$532.33	\$0.00	-\$532.33	\$522.25	\$0.00	-\$522.25	\$544.36	\$0.00	-\$544.36
Median List Price	\$928,000.00	\$1,199,000.00	\$271,000.00	\$1,069,000.00	\$0.00	-\$1,069,000.00	\$899,000.00	\$0.00	-\$899,000.00	\$1,048,000.00	\$0.00	-\$1,048,000.00
Median List \$ / SqFt	\$525.30	\$566.86	\$41.56	\$530.94	\$0.00	-\$530.94	\$530.63	\$0.00	-\$530.63	\$552.16	\$0.00	-\$552.16
Median Original List Price	\$929,000.00	\$1,199,000.00	\$270,000.00	\$1,069,000.00	\$0.00	-\$1,069,000.00	\$899,000.00	\$0.00	-\$899,000.00	\$1,048,000.00	\$0.00	-\$1,048,000.00
Median Original List \$ / SqFt	\$536.37	\$571.88	\$35.51	\$549.37	\$0.00	-\$549.37	\$532.18	\$0.00	-\$532.18	\$555.55	\$0.00	-\$555.55
Median Sale Price as % of List Price	98.13%	99.19%	1.06%	100.00%	0.00%	-100%	100.00%	0.00%	-100%	98.59%	0.00%	-98.59%
Median Sale Price as % of Original List Price	97.44%	98.47%	1.03%	100.00%	0.00%	-100%	99.86%	0.00%	-99.86%	98.29%	0.00%	-98.29%
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		
	2023	2024*	Var.	2023	2024*	Var.	2023	2024*	Var.	2023	2024*	Var.
Units Listed	477	423	-54	430	276	-154	423	168	-255	411	113	-298
Units Price Changed	133	102	-31	113	59	-54	112	30	-82	111	18	-93
Units Went Pending	324	324	0	308	214	-94	321	125	-196	314	81	-233
Units Sold	302	305	3	293	219	-74	292	118	-174	290	49	-241

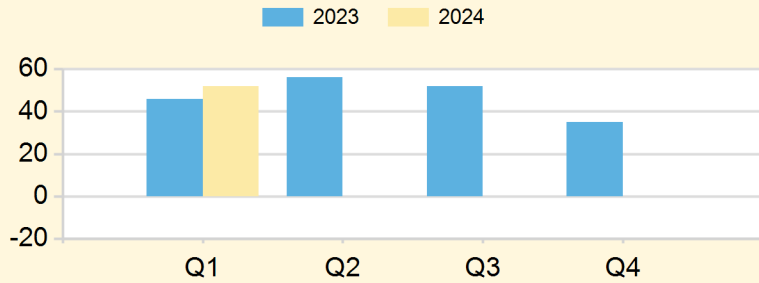
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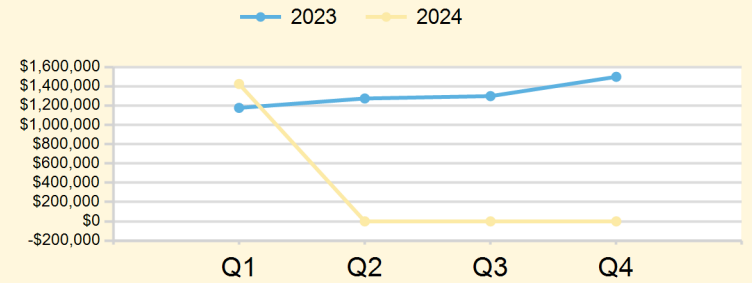
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Listing Inventory on the Last Day of Each Quarter



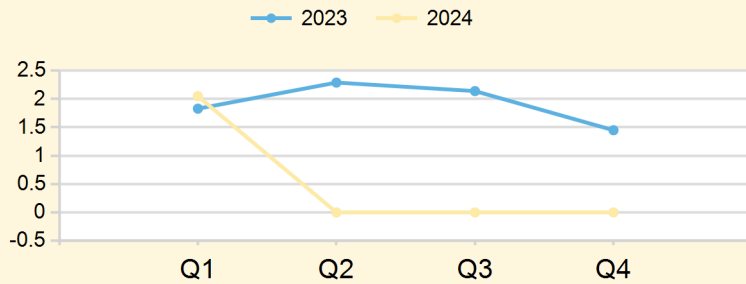
	Q1	Q2	Q3	Q4
2023	46	56	52	35
2024	52	0	0	0

Median List Price on the Last Day of Each Quarter



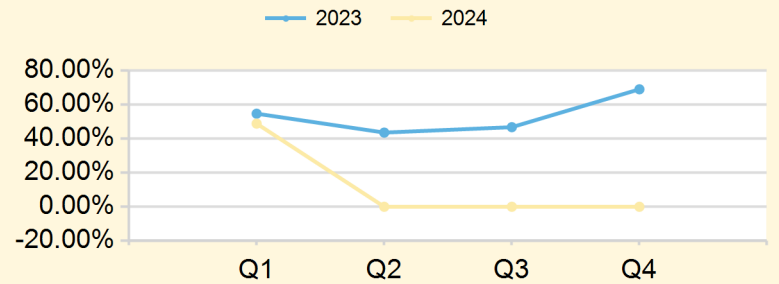
	Q1	Q2	Q3	Q4
2023	\$1,177,000.00	\$1,274,450.00	\$1,299,000.00	\$1,499,000.00
2024	\$1,425,000.00	\$0.00	\$0.00	\$0.00

Approx. Months supply per Quarter



	Q1	Q2	Q3	Q4
2023	1.83	2.29	2.14	1.45
2024	2.05	0.00	0.00	0.00

Approx. Absorption Rate Per Quarter



	Q1	Q2	Q3	Q4
2023	54.71%	43.60%	46.79%	69.05%
2024	48.88%	0.00%	0.00%	0.00%

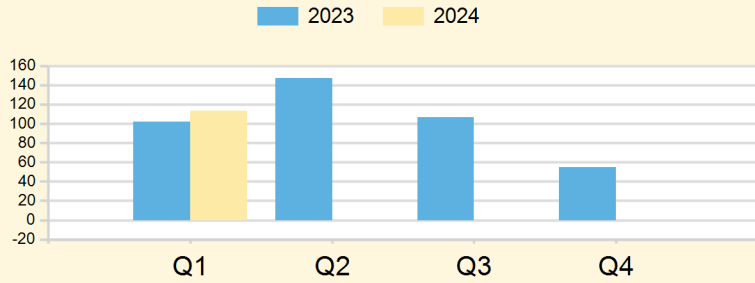
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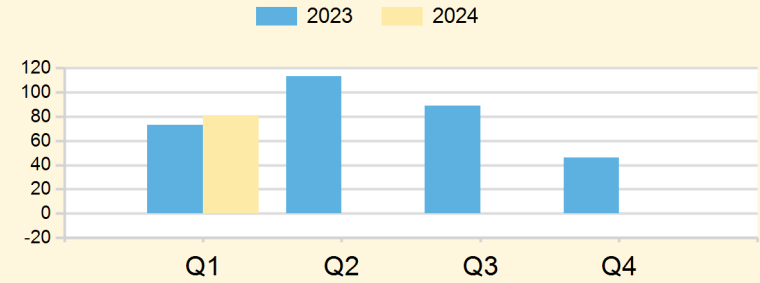
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Properties Listed During Each Quarter



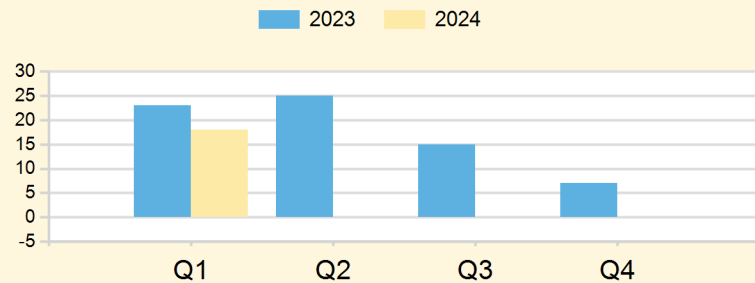
	Q1	Q2	Q3	Q4
2023	102	147	107	55
2024	113	0	0	0

Went Pending During Each Quarter



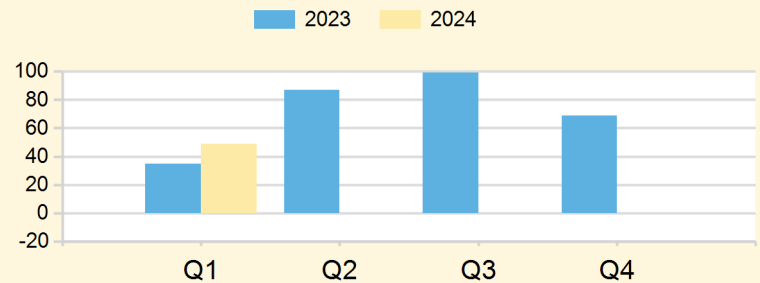
	Q1	Q2	Q3	Q4
2023	73	113	89	46
2024	81	0	0	0

Price Changed During Each Quarter



	Q1	Q2	Q3	Q4
2023	23	25	15	7
2024	18	0	0	0

Sold Listings During Each Quarter



	Q1	Q2	Q3	Q4
2023	35	87	99	69
2024	49	0	0	0

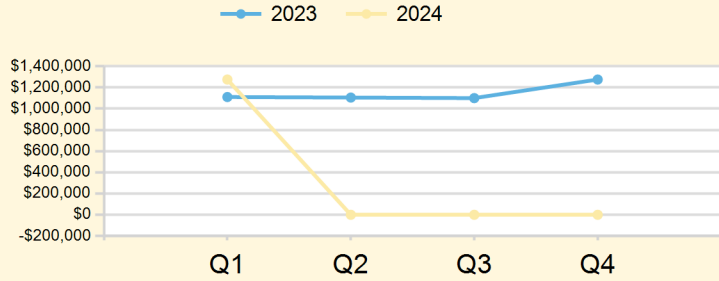
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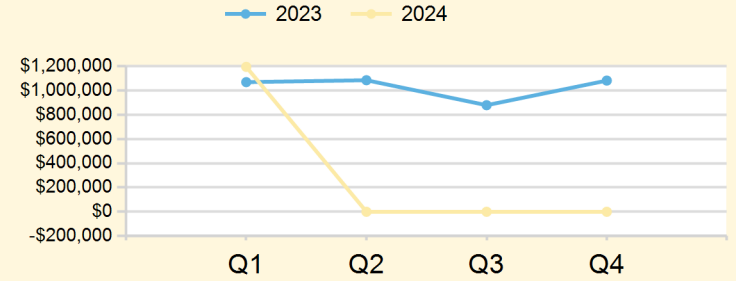
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Listed Properties - Median List Price For Each Quarter



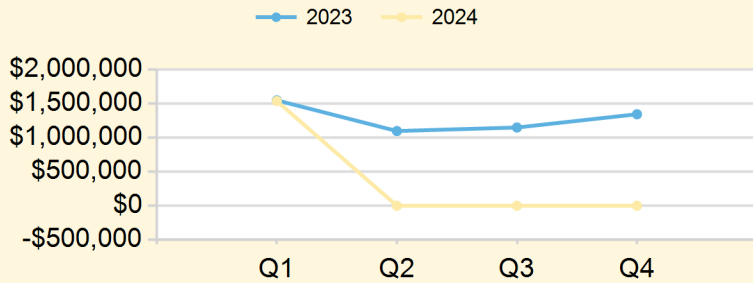
	Q1	Q2	Q3	Q4
2023	\$1,110,000.00	\$1,105,000.00	\$1,099,900.00	\$1,275,000.00
2024	\$1,275,000.00	\$0.00	\$0.00	\$0.00

Went Pending - Median List Price For Each Quarter



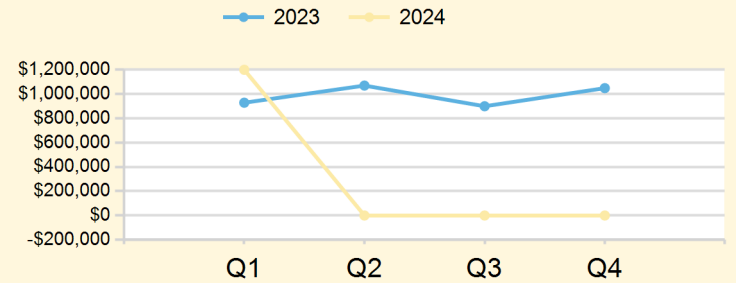
	Q1	Q2	Q3	Q4
2023	\$1,069,000.00	\$1,085,000.00	\$879,000.00	\$1,082,000.00
2024	\$1,195,000.00	\$0.00	\$0.00	\$0.00

Price Changed - Median List Price For Each Quarter



	Q1	Q2	Q3	Q4
2023	\$1,549,000.00	\$1,098,000.00	\$1,150,000.00	\$1,345,000.00
2024	\$1,538,900.00	\$0.00	\$0.00	\$0.00

Sold Listings - Median List Price For Each Quarter



	Q1	Q2	Q3	Q4
2023	\$928,000.00	\$1,069,000.00	\$899,000.00	\$1,048,000.00
2024	\$1,199,000.00	\$0.00	\$0.00	\$0.00

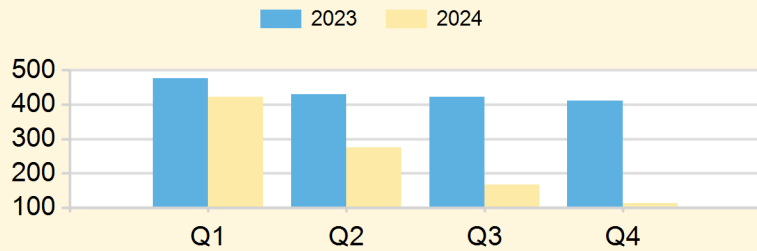
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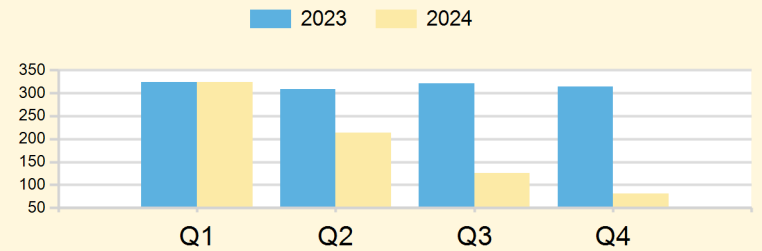
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Listed Between the Last Day of Each Quarter and 12 Months



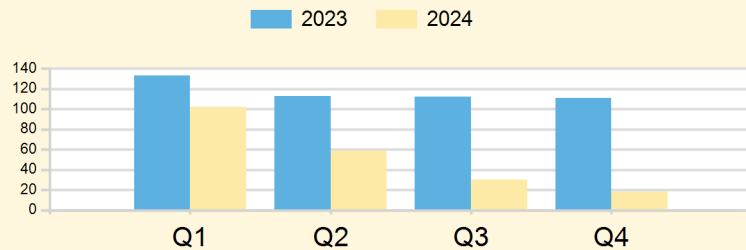
	Q1	Q2	Q3	Q4
2023	477	430	423	411
2024	423	276	168	113

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



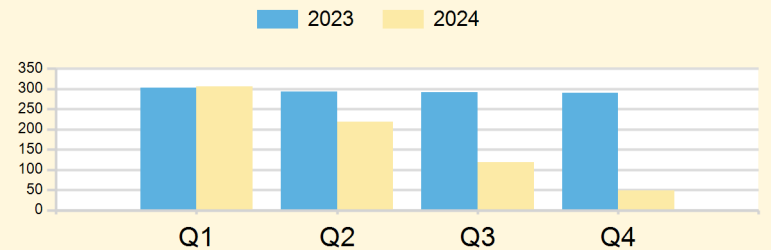
	Q1	Q2	Q3	Q4
2023	324	308	321	314
2024	324	214	125	81

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



	Q1	Q2	Q3	Q4
2023	133	113	112	111
2024	102	59	30	18

Sold Between the Last Day of Each Quarter and 12 Months



	Q1	Q2	Q3	Q4
2023	302	293	292	290
2024	305	219	118	49