

Newton, MA Real Estate Market Review

2024 vs. 2023 Per Quarter

Prepared by Ryan Cook on Friday, March 29, 2024

Single Family

Listing Inventory	Q1			Q2			Q3			Q4		
	2023	2024*	Var.	2023	2024*	Var.	2023	2024*	Var.	2023	2024*	Var.
Listing Units	77	93	16	78	0	-78	91	0	-91	45	0	-45
Median Days on Market	21	32	11	44	0	-44	26	0	-26	81	0	-81
Median List Price	\$2,595,000.00	\$2,945,000.00	\$350,000.00	\$2,199,450.00	\$0.00	-\$2,199,450.00	\$2,698,000.00	\$0.00	-\$2,698,000.00	\$3,299,000.00	\$0.00	-\$3,299,000.00
Median List \$ / SqFt	\$608.85	\$629.33	\$20.48	\$608.84	\$0.00	-\$608.84	\$619.48	\$0.00	-\$619.48	\$627.96	\$0.00	-\$627.96
Approx. Absorption Rate	56.60%	39.61%	-16.99%	52.46%	0.00%	-52.46%	41.85%	0.00%	-41.85%	80.00%	0.00%	-80%
Approx. Months Supply of Inventory	1.77	2.52	0.75	1.91	0.00	-1.91	2.39	0.00	-2.39	1.25	0.00	-1.25
Listed (Per Quarter)	Q1			Q2			Q3			Q4		
	2023	2024*	Var.	2023	2024*	Var.	2023	2024*	Var.	2023	2024*	Var.
Listing Units (Taken)	174	190	16	249	0	-249	141	0	-141	89	0	-89
Median Original List Price	\$1,995,000.00	\$2,172,500.00	\$177,500.00	\$1,800,000.00	\$0.00	-\$1,800,000.00	\$2,098,000.00	\$0.00	-\$2,098,000.00	\$2,175,000.00	\$0.00	-\$2,175,000.00
Median Original List \$ / SqFt	\$565.38	\$602.61	\$37.23	\$574.90	\$0.00	-\$574.90	\$615.38	\$0.00	-\$615.38	\$612.76	\$0.00	-\$612.76
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)	16	30	14	42	0	-42	18	0	-18	17	0	-17
Median Original List Price	\$2,447,000.00	\$2,624,500.00	\$177,500.00	\$1,799,500.00	\$0.00	-\$1,799,500.00	\$2,195,000.00	\$0.00	-\$2,195,000.00	\$1,800,000.00	\$0.00	-\$1,800,000.00
Median Original List \$ / SqFt	\$613.54	\$610.66	-\$2.88	\$580.77	\$0.00	-\$580.77	\$604.72	\$0.00	-\$604.72	\$624.43	\$0.00	-\$624.43
Went Pending (Per Quarter)	Q1			Q2			Q3			Q4		
	2023	2024*	Var.	2023	2024*	Var.	2023	2024*	Var.	2023	2024*	Var.
Listing Units (Went Pending)	125	121	-4	204	0	-204	86	0	-86	84	0	-84
Median List Price	\$1,794,000.00	\$1,850,000.00	\$56,000.00	\$1,762,500.00	\$0.00	-\$1,762,500.00	\$1,734,000.00	\$0.00	-\$1,734,000.00	\$1,724,500.00	\$0.00	-\$1,724,500.00
Median List \$ / SqFt	\$539.24	\$584.04	\$44.80	\$563.11	\$0.00	-\$563.11	\$558.87	\$0.00	-\$558.87	\$597.13	\$0.00	-\$597.13
Median Days to Offer	6	8	2	8	0	-8	12	0	-12	24	0	-24

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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)	58	62	4	150	0	-150	133	0	-133	91	0	-91
Median Days on Market	19	33	14	17	0	-17	20	0	-20	24	0	-24
Median Days to Offer	7	25	18	6	0	-6	8	0	-8	12	0	-12
Median Sale Price	\$1,460,000.00	\$2,000,000.00	\$540,000.00	\$1,832,500.00	\$0.00	-\$1,832,500.00	\$1,805,000.00	\$0.00	-\$1,805,000.00	\$1,640,000.00	\$0.00	-\$1,640,000.00
Median Sale \$ / SqFt	\$560.48	\$591.85	\$31.37	\$579.22	\$0.00	-\$579.22	\$551.18	\$0.00	-\$551.18	\$582.21	\$0.00	-\$582.21
Median List Price	\$1,424,499.50	\$1,912,000.00	\$487,500.50	\$1,714,450.00	\$0.00	-\$1,714,450.00	\$1,799,000.00	\$0.00	-\$1,799,000.00	\$1,649,000.00	\$0.00	-\$1,649,000.00
Median List \$ / SqFt	\$540.73	\$598.46	\$57.73	\$558.91	\$0.00	-\$558.91	\$561.15	\$0.00	-\$561.15	\$571.90	\$0.00	-\$571.90
Median Original List Price	\$1,424,499.50	\$1,999,000.00	\$574,500.50	\$1,739,000.00	\$0.00	-\$1,739,000.00	\$1,799,000.00	\$0.00	-\$1,799,000.00	\$1,685,000.00	\$0.00	-\$1,685,000.00
Median Original List \$ / SqFt	\$549.77	\$599.45	\$49.68	\$561.41	\$0.00	-\$561.41	\$583.10	\$0.00	-\$583.10	\$585.00	\$0.00	-\$585.00
Median Sale Price as % of List Price	99.78%	97.31%	-2.47%	100.07%	0.00%	-100.07%	100.00%	0.00%	-100%	99.08%	0.00%	-99.08%
Median Sale Price as % of Original List Price	99.17%	96.37%	-2.80%	100.04%	0.00%	-100.04%	100.00%	0.00%	-100%	97.80%	0.00%	-97.80%
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	719	670	-49	677	420	-257	658	279	-379	654	190	-464
Units Price Changed	171	164	-7	165	102	-63	147	57	-90	166	30	-136
Units Went Pending	549	487	-62	520	291	-229	487	203	-284	486	121	-365
Units Sold	523	442	-81	491	297	-194	457	153	-304	432	62	-370

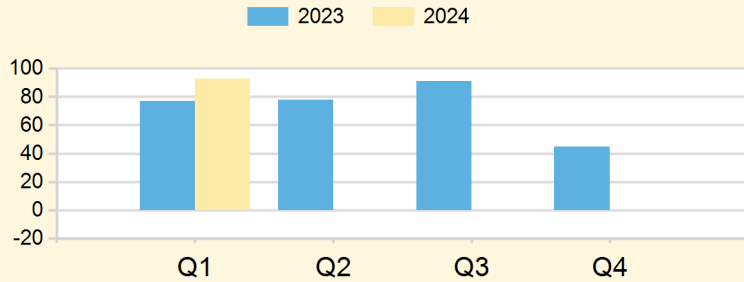
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2024 vs. 2023 Per Quarter

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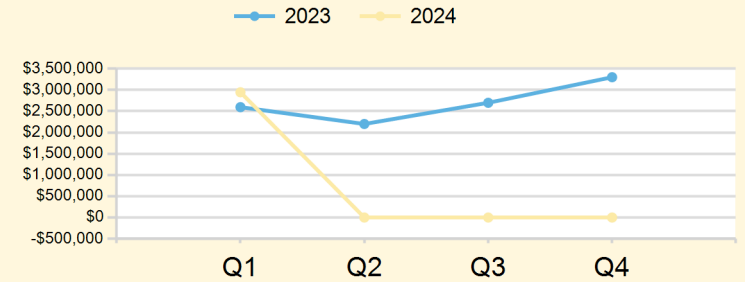
Single Family

Listing Inventory on the Last Day of Each Quarter



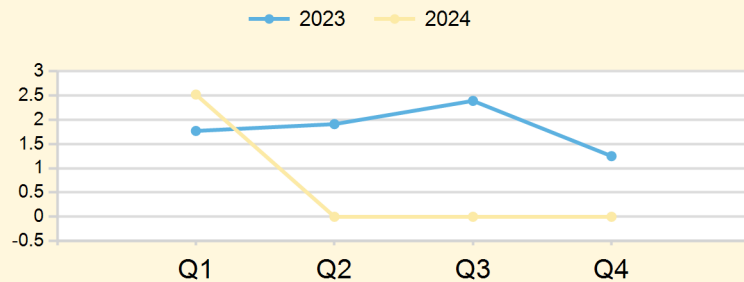
	Q1	Q2	Q3	Q4
2023	77	78	91	45
2024	93	0	0	0

Median List Price on the Last Day of Each Quarter



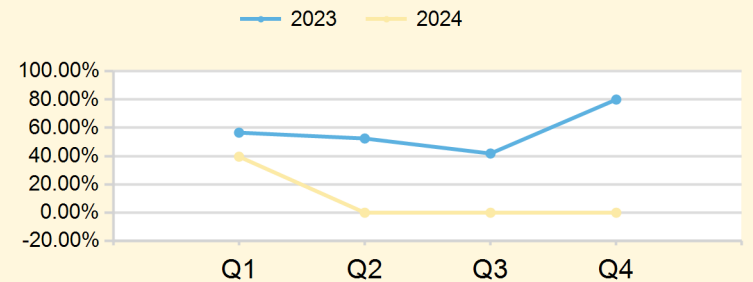
	Q1	Q2	Q3	Q4
2023	\$2,595,000.00	\$2,199,450.00	\$2,698,000.00	\$3,299,000.00
2024	\$2,945,000.00	\$0.00	\$0.00	\$0.00

Approx. Months supply per Quarter



	Q1	Q2	Q3	Q4
2023	1.77	1.91	2.39	1.25
2024	2.52	0.00	0.00	0.00

Approx. Absorption Rate Per Quarter



	Q1	Q2	Q3	Q4
2023	56.60%	52.46%	41.85%	80.00%
2024	39.61%	0.00%	0.00%	0.00%

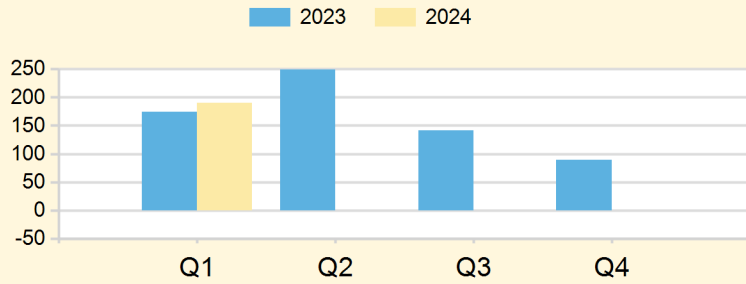
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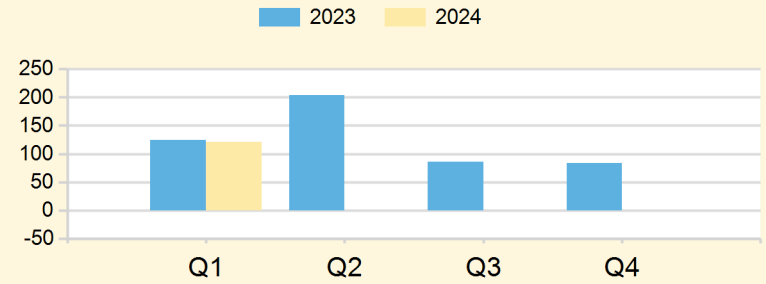
Single Family

Properties Listed During Each Quarter



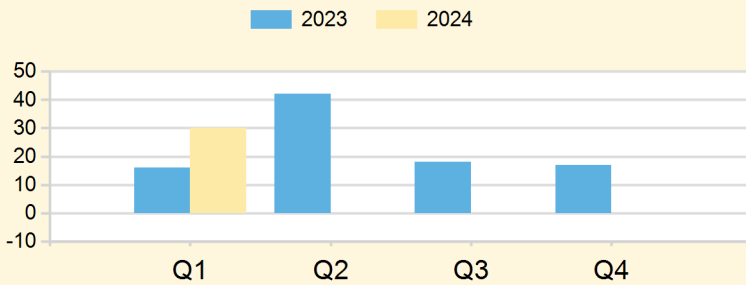
	Q1	Q2	Q3	Q4
2023	174	249	141	89
2024	190	0	0	0

Went Pending During Each Quarter



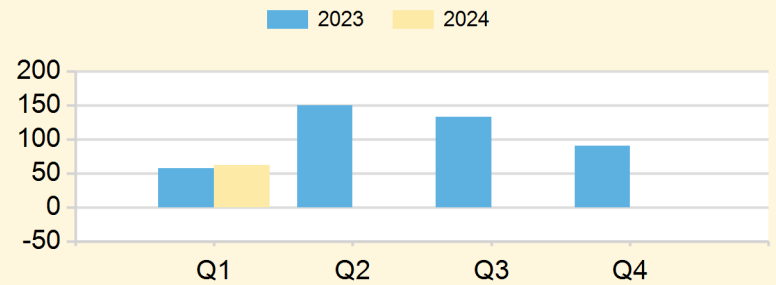
	Q1	Q2	Q3	Q4
2023	125	204	86	84
2024	121	0	0	0

Price Changed During Each Quarter



	Q1	Q2	Q3	Q4
2023	16	42	18	17
2024	30	0	0	0

Sold Listings During Each Quarter



	Q1	Q2	Q3	Q4
2023	58	150	133	91
2024	62	0	0	0

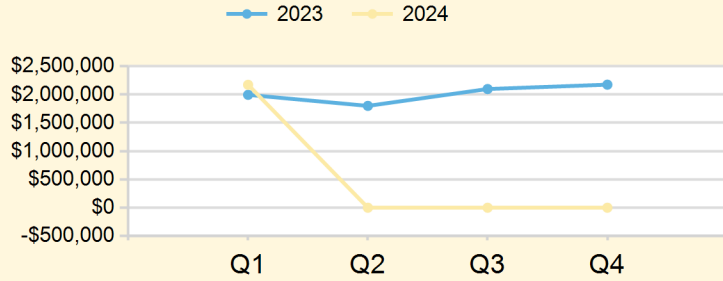
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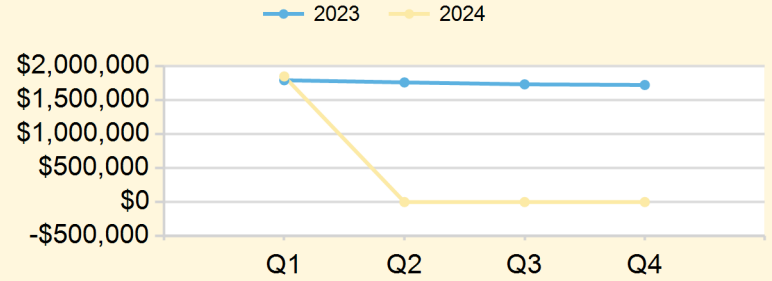
Single Family

Listed Properties - Median List Price For Each Quarter



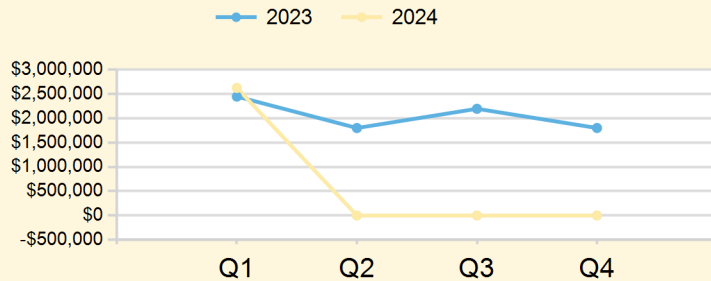
	Q1	Q2	Q3	Q4
2023	\$1,995,000.00	\$1,800,000.00	\$2,098,000.00	\$2,175,000.00
2024	\$2,172,500.00	\$0.00	\$0.00	\$0.00

Went Pending - Median List Price For Each Quarter



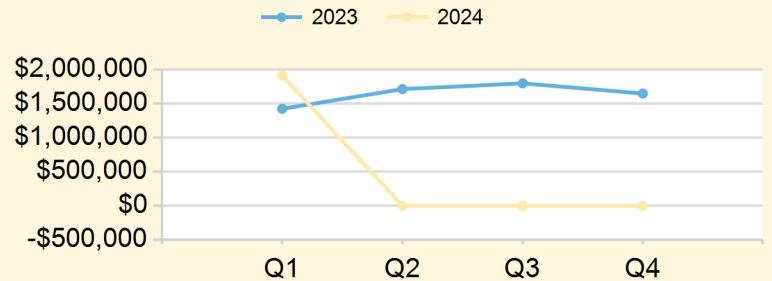
	Q1	Q2	Q3	Q4
2023	\$1,794,000.00	\$1,762,500.00	\$1,734,000.00	\$1,724,500.00
2024	\$1,850,000.00	\$0.00	\$0.00	\$0.00

Price Changed - Median List Price For Each Quarter



	Q1	Q2	Q3	Q4
2023	\$2,447,000.00	\$1,799,500.00	\$2,195,000.00	\$1,800,000.00
2024	\$2,624,500.00	\$0.00	\$0.00	\$0.00

Sold Listings - Median List Price For Each Quarter



	Q1	Q2	Q3	Q4
2023	\$1,424,499.50	\$1,714,450.00	\$1,799,000.00	\$1,649,000.00
2024	\$1,912,000.00	\$0.00	\$0.00	\$0.00

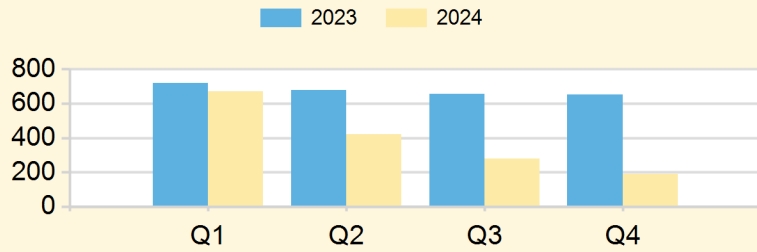
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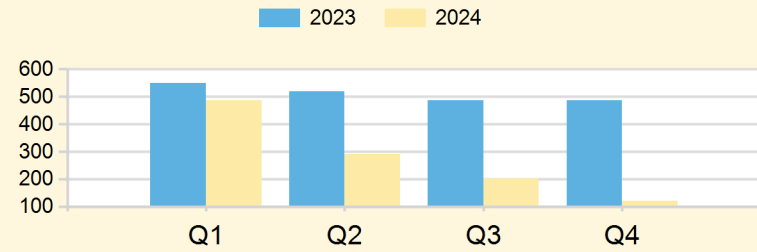
Single Family

Listed Between the Last Day of Each Quarter and 12 Months



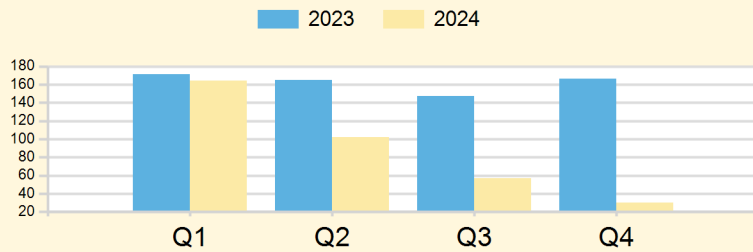
	Q1	Q2	Q3	Q4
2023	719	677	658	654
2024	670	420	279	190

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



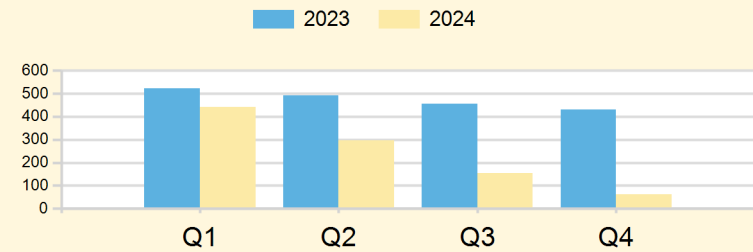
	Q1	Q2	Q3	Q4
2023	549	520	487	486
2024	487	291	203	121

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



	Q1	Q2	Q3	Q4
2023	171	165	147	166
2024	164	102	57	30

Sold Between the Last Day of Each Quarter and 12 Months



	Q1	Q2	Q3	Q4
2023	523	491	457	432
2024	442	297	153	62