

Newton, MA Real Estate Market Review

2025 vs. 2024 Per Quarter

Prepared by Ryan Cook on Friday, March 28, 2025

Condominium

Listing Inventory	Q1			Q2			Q3			Q4		
	2024	2025*	Var.	2024	2025*	Var.	2024	2025*	Var.	2024	2025*	Var.
Listing Units	50	69	19	62	0	-62	68	0	-68	32	0	-32
Avg. Days on Market	60	44	-16	57	0	-57	52	0	-52	81	0	-81
Avg. List Price	\$1,361,494.00	\$1,335,298.54	-\$26,195.46	\$1,482,464.42	\$0.00	-\$1,482,464.42	\$1,349,438.24	\$0.00	-\$1,349,438.24	\$1,548,621.47	\$0.00	-\$1,548,621.47
Avg. List \$ / SqFt	\$632.06	\$633.09	\$1.03	\$613.79	\$0.00	-\$613.79	\$613.70	\$0.00	-\$613.70	\$606.54	\$0.00	-\$606.54
Approx. Absorption Rate	51.50%	31.40%	-20.10%	39.52%	0.00%	-39.52%	33.21%	0.00%	-33.21%	71.09%	0.00%	-71.09%
Approx. Months Supply of Inventory	1.94	3.18	1.24	2.53	0.00	-2.53	3.01	0.00	-3.01	1.41	0.00	-1.41
Listed (Per Quarter)	Q1			Q2			Q3			Q4		
	2024	2025*	Var.	2024	2025*	Var.	2024	2025*	Var.	2024	2025*	Var.
Listing Units (Taken)	113	126	13	127	0	-127	104	0	-104	74	0	-74
Avg. Original List Price	\$1,360,030.96	\$1,309,615.67	-\$50,415.29	\$1,332,517.98	\$0.00	-\$1,332,517.98	\$1,267,574.94	\$0.00	-\$1,267,574.94	\$1,455,185.49	\$0.00	-\$1,455,185.49
Avg. Original List \$ / SqFt	\$599.25	\$636.22	\$36.97	\$593.47	\$0.00	-\$593.47	\$616.80	\$0.00	-\$616.80	\$606.83	\$0.00	-\$606.83
Listed & Price Changed (Per Quarter)	Q1			Q2			Q3			Q4		
	2024	2025*	Var.	2024	2025*	Var.	2024	2025*	Var.	2024	2025*	Var.
Listing Units (Price Changed)	19	18	-1	24	0	-24	20	0	-20	7	0	-7
Avg. Original List Price	\$1,470,089.47	\$1,218,510.44	-\$251,579.03	\$1,392,078.96	\$0.00	-\$1,392,078.96	\$1,351,640.00	\$0.00	-\$1,351,640.00	\$1,937,269.71	\$0.00	-\$1,937,269.71
Avg. Original List \$ / SqFt	\$575.26	\$600.80	\$25.54	\$618.67	\$0.00	-\$618.67	\$617.00	\$0.00	-\$617.00	\$572.91	\$0.00	-\$572.91
Went Pending (Per Quarter)	Q1			Q2			Q3			Q4		
	2024	2025*	Var.	2024	2025*	Var.	2024	2025*	Var.	2024	2025*	Var.
Listing Units (Went Pending)	82	71	-11	91	0	-91	67	0	-67	72	0	-72
Avg. List Price	\$1,198,742.67	\$1,298,131.90	\$99,389.23	\$1,160,677.91	\$0.00	-\$1,160,677.91	\$1,234,910.36	\$0.00	-\$1,234,910.36	\$1,313,488.03	\$0.00	-\$1,313,488.03
Avg. List \$ / SqFt	\$581.88	\$611.71	\$29.83	\$577.24	\$0.00	-\$577.24	\$579.66	\$0.00	-\$579.66	\$633.24	\$0.00	-\$633.24
Avg. Days to Offer	37	37	0	25	0	-25	35	0	-35	42	0	-42

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Sold (Per Quarter)	Q1			Q2			Q3			Q4		
	2024	2025*	Var.	2024	2025*	Var.	2024	2025*	Var.	2024	2025*	Var.
Closed Units (Sold)	53	40	-13	71	0	-71	78	0	-78	71	0	-71
Avg. Days on Market	67	68	1	32	0	-32	45	0	-45	44	0	-44
Avg. Days to Offer	40	48	8	24	0	-24	30	0	-30	36	0	-36
Avg. Sale Price	\$1,222,618.26	\$1,218,518.35	-\$4,099.91	\$1,191,309.86	\$0.00	-\$1,191,309.86	\$1,133,564.42	\$0.00	-\$1,133,564.42	\$1,249,914.00	\$0.00	-\$1,249,914.00
Avg. Sale \$ / SqFt	\$568.18	\$520.97	-\$47.21	\$571.63	\$0.00	-\$571.63	\$592.24	\$0.00	-\$592.24	\$577.85	\$0.00	-\$577.85
Avg. List Price	\$1,236,118.85	\$1,247,915.95	\$11,797.10	\$1,193,746.48	\$0.00	-\$1,193,746.48	\$1,130,365.26	\$0.00	-\$1,130,365.26	\$1,269,496.93	\$0.00	-\$1,269,496.93
Avg. List \$ / SqFt	\$572.12	\$531.09	-\$41.03	\$570.24	\$0.00	-\$570.24	\$589.94	\$0.00	-\$589.94	\$586.63	\$0.00	-\$586.63
Avg. Original List Price	\$1,250,666.02	\$1,264,793.45	\$14,127.43	\$1,202,214.08	\$0.00	-\$1,202,214.08	\$1,144,722.95	\$0.00	-\$1,144,722.95	\$1,295,647.80	\$0.00	-\$1,295,647.80
Avg. Original List \$ / SqFt	\$578.17	\$537.50	-\$40.67	\$574.69	\$0.00	-\$574.69	\$595.68	\$0.00	-\$595.68	\$598.45	\$0.00	-\$598.45
Avg. Sale Price as % of List Price	99.36%	97.99%	-1.37%	100.56%	0.00%	-100.56%	100.45%	0.00%	-100.45%	98.82%	0.00%	-98.82%
Avg. Sale Price as % of Original List Price	98.27%	96.86%	-1.41%	99.80%	0.00%	-99.80%	99.50%	0.00%	-99.50%	97.14%	0.00%	-97.14%
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		
	2024	2025*	Var.	2024	2025*	Var.	2024	2025*	Var.	2024	2025*	Var.
Units Listed	423	431	8	403	305	-98	399	200	-199	418	126	-292
Units Price Changed	103	111	8	103	71	-32	111	34	-77	120	18	-102
Units Went Pending	325	297	-28	300	208	-92	276	143	-133	303	71	-232
Units Sold	309	260	-49	294	189	-105	271	114	-157	273	40	-233

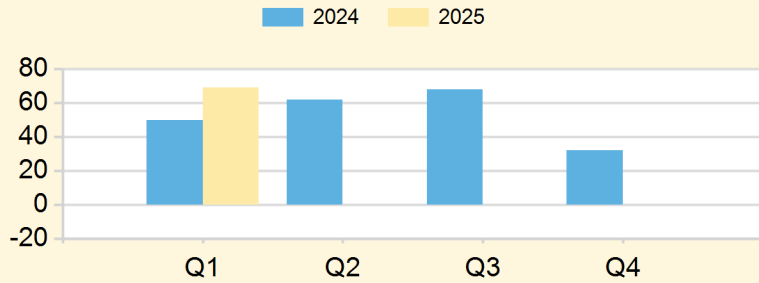
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2025 vs. 2024 Per Quarter

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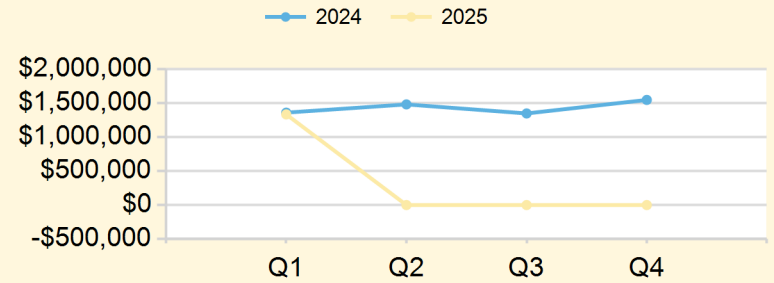
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Listing Inventory on the Last Day of Each Quarter



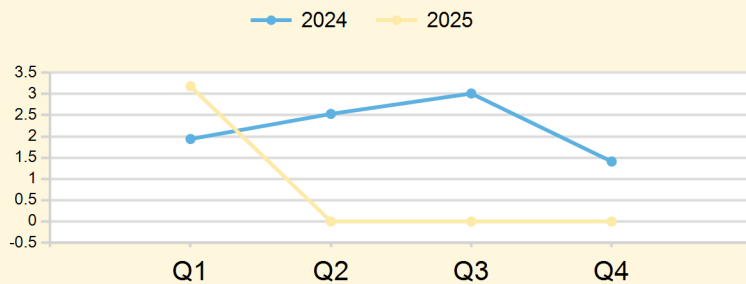
	Q1	Q2	Q3	Q4
2024	50	62	68	32
2025	69	0	0	0

Average List Price on the Last Day of Each Quarter



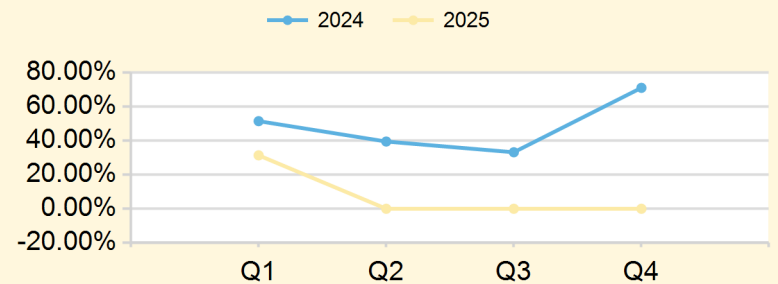
	Q1	Q2	Q3	Q4
2024	\$1,361,494.00	\$1,482,464.42	\$1,349,438.24	\$1,548,621.47
2025	\$1,335,298.54	\$0.00	\$0.00	\$0.00

Approx. Months supply per Quarter



	Q1	Q2	Q3	Q4
2024	1.94	2.53	3.01	1.41
2025	3.18	0.00	0.00	0.00

Approx. Absorption Rate Per Quarter



	Q1	Q2	Q3	Q4
2024	51.50%	39.52%	33.21%	71.09%
2025	31.40%	0.00%	0.00%	0.00%

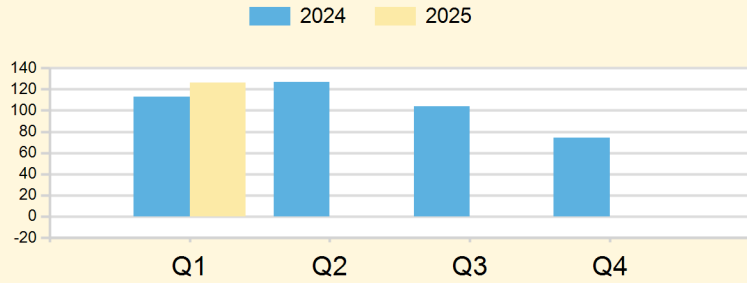
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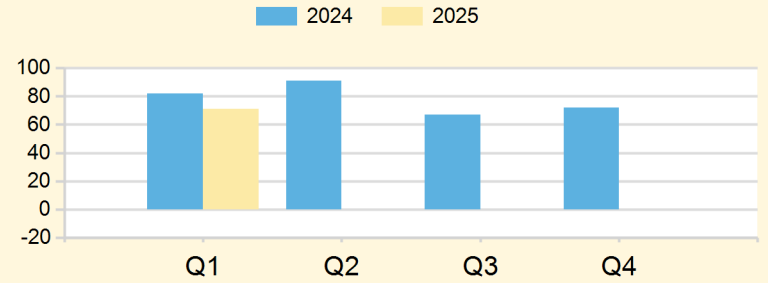
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Properties Listed During Each Quarter



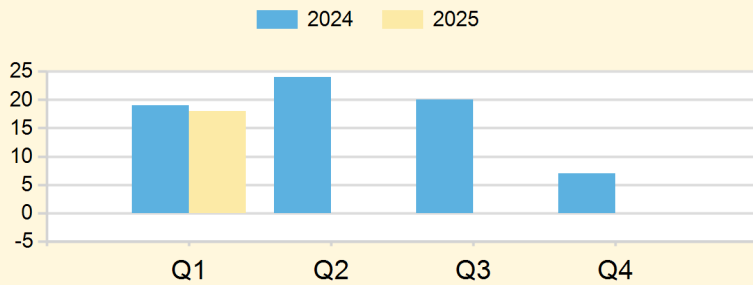
	Q1	Q2	Q3	Q4
2024	113	127	104	74
2025	126	0	0	0

Went Pending During Each Quarter



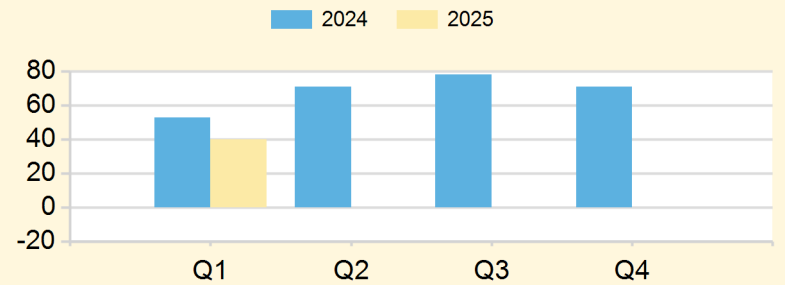
	Q1	Q2	Q3	Q4
2024	82	91	67	72
2025	71	0	0	0

Price Changed During Each Quarter



	Q1	Q2	Q3	Q4
2024	19	24	20	7
2025	18	0	0	0

Sold Listings During Each Quarter



	Q1	Q2	Q3	Q4
2024	53	71	78	71
2025	40	0	0	0

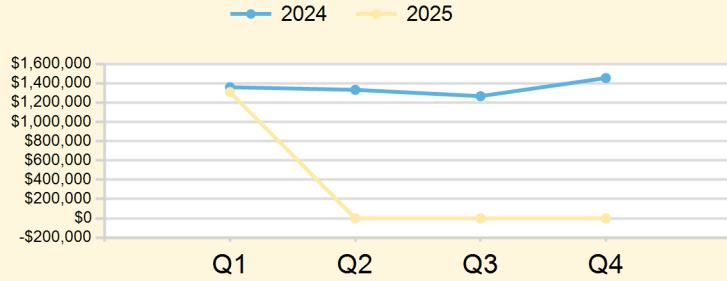
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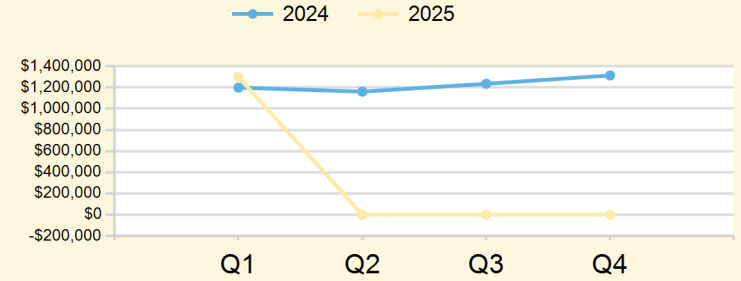
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Listed Properties - Average List Price For Each Quarter



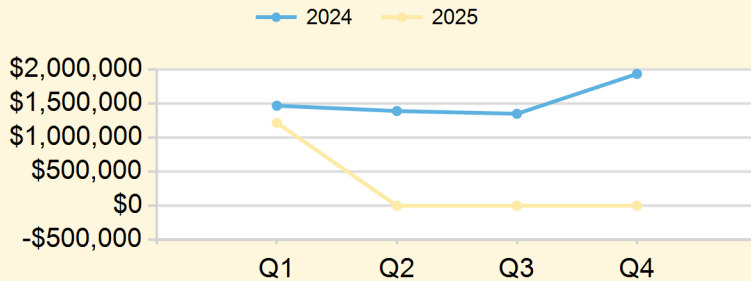
	Q1	Q2	Q3	Q4
2024	\$1,360,030.96	\$1,332,517.98	\$1,267,574.94	\$1,455,185.49
2025	\$1,309,615.67	\$0.00	\$0.00	\$0.00

Went Pending - Average List Price For Each Quarter



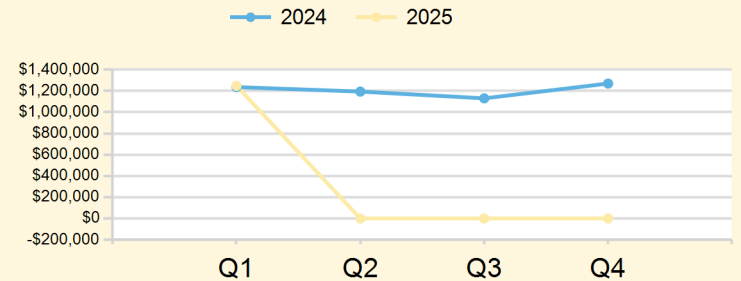
	Q1	Q2	Q3	Q4
2024	\$1,198,742.67	\$1,160,677.91	\$1,234,910.36	\$1,313,488.03
2025	\$1,298,131.90	\$0.00	\$0.00	\$0.00

Price Changed - Average List Price For Each Quarter



	Q1	Q2	Q3	Q4
2024	\$1,470,089.47	\$1,392,078.96	\$1,351,640.00	\$1,937,269.71
2025	\$1,218,510.44	\$0.00	\$0.00	\$0.00

Sold Listings - Average List Price For Each Quarter



	Q1	Q2	Q3	Q4
2024	\$1,236,118.85	\$1,193,746.48	\$1,130,365.26	\$1,269,496.93
2025	\$1,247,915.95	\$0.00	\$0.00	\$0.00

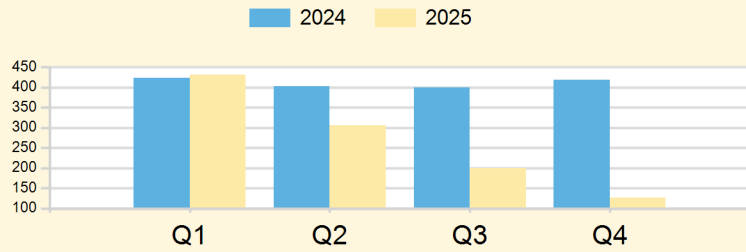
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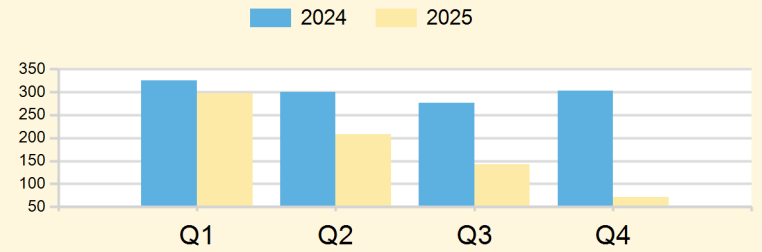
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Listed Between the Last Day of Each Quarter and 12 Months



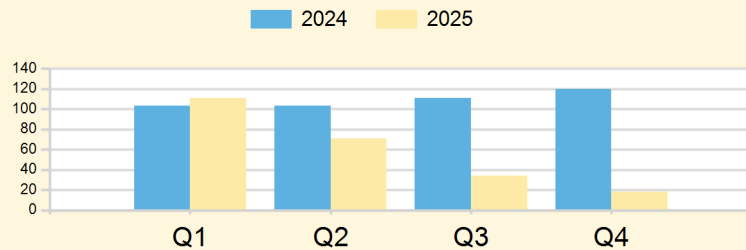
	Q1	Q2	Q3	Q4
2024	423	403	399	418
2025	431	305	200	126

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



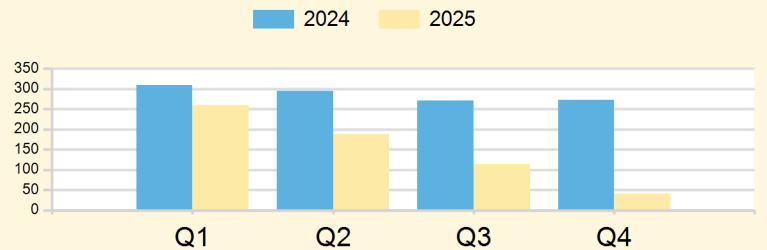
	Q1	Q2	Q3	Q4
2024	325	300	276	303
2025	297	208	143	71

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



	Q1	Q2	Q3	Q4
2024	103	103	111	120
2025	111	71	34	18

Sold Between the Last Day of Each Quarter and 12 Months



	Q1	Q2	Q3	Q4
2024	309	294	271	273
2025	260	189	114	40