Newton, MA Real Estate Market Review

2026 vs. 2025 Per Quarter

Prepared by Ryan Cook on Wednesday, September 30, 2026

Single Family

Listing Inventory	Q1			Q2			Q3			Q4		
	2025	2026	Var.	2025	2026	Var.	2025	2026	Var.	2025	2026*	Var.
Listing Units	87	88	1	151	123	-28	133	135	2	37	135	98
Avg. Days on Market	59	50	-9	67	64	-3	59	76	17	102	168	66
Avg. List Price	$3,649,041.26	$3,221,872.59	-$427,168.67	$2,886,449.46	$3,165,773.07	$279,323.61	$2,859,692.29	$3,025,664.42	$165,972.13	$2,963,283.78	$3,025,664.42	$62,380.64
Avg. List $ / SqFt	$715.23	$1,074.67	$359.44	$651.84	$896.46	$244.62	$672.33	$674.16	$1.83	$734.99	$674.16	-$60.83
Approx. Absorption Rate	47.22%	49.62%	2.40%	27.59%	34.89%	7.30%	31.14%	31.67%	0.53%	119.82%	22.84%	-96.98%
Approx. Months Supply of Inventory	2.12	2.02	-0.10	3.62	2.87	-0.75	3.21	3.16	-0.05	0.83	4.38	3.55

Listed (Per Quarter)	Q1			Q2			Q3			Q4		
	2025	2026	Var.	2025	2026	Var.	2025	2026	Var.	2025	2026*	Var.
Listing Units (Taken)	198	184	-14	305	282	-23	218	170	-48	90	0	-90
Avg. Original List Price	$2,690,988.42	$2,721,959.51	$30,971.09	$2,232,082.93	$2,354,982.91	$122,899.98	$2,426,118.68	$2,457,521.16	$31,402.48	$2,486,936.53	$0.00	-$2,486,936.53
Avg. Original List $ / SqFt	$653.35	$833.28	$179.93	$622.11	$630.54	$8.43	$638.42	$646.14	$7.72	$646.40	$0.00	-$646.40

Listed & Price Changed (Per Quarter)	Q1			Q2			Q3			Q4		
	2025	2026	Var.	2025	2026	Var.	2025	2026	Var.	2025	2026*	Var.
Listing Units (Price Changed)	20	24	4	85	76	-9	45	31	-14	13	0	-13
Avg. Original List Price	$3,389,490.45	$2,848,037.50	-$541,452.95	$2,412,591.11	$2,464,536.84	$51,945.73	$2,636,819.76	$2,133,767.68	-$503,052.08	$2,196,992.15	$0.00	-$2,196,992.15
Avg. Original List $ / SqFt	$595.17	$612.63	$17.46	$622.91	$635.56	$12.65	$643.54	$592.37	-$51.17	$634.67	$0.00	-$634.67

Went Pending (Per Quarter)	Q1			Q2			Q3			Q4		
	2025	2026	Var.	2025	2026	Var.	2025	2026	Var.	2025	2026*	Var.
Listing Units (Went Pending)	124	107	-17	196	213	17	145	110	-35	117	0	-117
Avg. List Price	$2,248,193.54	$2,292,705.61	$44,512.07	$2,095,797.32	$2,090,271.31	-$5,526.01	$2,050,484.08	$2,036,818.15	-$13,665.93	$2,131,992.08	$0.00	-$2,131,992.08
Avg. List $ / SqFt	$602.93	$651.80	$48.87	$621.31	$613.01	-$8.30	$610.56	$603.30	-$7.26	$632.93	$0.00	-$632.93
Avg. Days to Offer	24	26	2	25	23	-2	41	46	5	36	0	-36

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Newton, MA Real Estate Market Review

2026 vs. 2025 Per Quarter

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Single Family

Sold (Per Quarter)	Q1			Q2			Q3			Q4		
	2025	2026	Var.	2025	2026	Var.	2025	2026	Var.	2025	2026*	Var.
Closed Units (Sold)	75	66	-9	174	161	-13	146	143	-3	136	0	-136
Avg. Days on Market	59	60	1	34	35	1	53	36	-17	50	0	-50
Avg. Days to Offer	34	37	3	21	21	0	38	28	-10	31	0	-31
Avg. Sale Price	$2,229,553.83	$2,029,116.67	-$200,437.16	$2,167,212.26	$2,277,146.23	$109,933.97	$2,172,167.66	$2,108,183.73	-$63,983.93	$1,935,742.28	$0.00	-$1,935,742.28
Avg. Sale $ / SqFt	$609.67	$615.71	$6.04	$630.52	$652.86	$22.34	$617.40	$619.62	$2.22	$618.30	$0.00	-$618.30
Avg. List Price	$2,237,590.64	$2,060,005.14	-$177,585.50	$2,167,514.30	$2,255,864.84	$88,350.54	$2,226,529.34	$2,116,546.14	-$109,983.20	$1,973,410.85	$0.00	-$1,973,410.85
Avg. List $ / SqFt	$597.94	$619.76	$21.82	$622.64	$638.93	$16.29	$625.19	$614.03	-$11.16	$624.18	$0.00	-$624.18
Avg. Original List Price	$2,285,017.32	$2,157,899.09	-$127,118.23	$2,190,112.01	$2,286,593.11	$96,481.10	$2,285,905.38	$2,161,167.83	-$124,737.55	$2,008,913.06	$0.00	-$2,008,913.06
Avg. Original List $ / SqFt	$608.82	$638.30	$29.48	$628.15	$646.72	$18.57	$638.52	$624.43	-$14.09	$634.66	$0.00	-$634.66
Avg. Sale Price as % of List Price	101.83%	99.28%	-2.55%	101.41%	102.50%	1.09%	98.94%	100.78%	1.84%	99.04%	0.00%	-99.04%
Avg. Sale Price as % of Original List Price	100.11%	96.64%	-3.47%	100.63%	101.35%	0.72%	96.94%	99.23%	2.29%	97.44%	0.00%	-97.44%
Sold Units - Short Sale	0	0	0	0	0	0	0	0	0	0	0	0
Sold Units - Lender-Owned	0	0	0	1	0	-1	1	0	-1	0	0	0

12-Month Activity	Q1			Q2			Q3			Q4		
	2025	2026	Var.	2025	2026	Var.	2025	2026	Var.	2025	2026*	Var.
Units Listed	758	800	42	778	774	-4	826	728	-98	811	636	-175
Units Price Changed	208	238	30	226	232	6	235	211	-24	251	191	-60
Units Went Pending	528	556	28	529	576	47	554	540	-14	570	424	-146
Units Sold	493	524	31	500	515	15	497	513	16	532	370	-162

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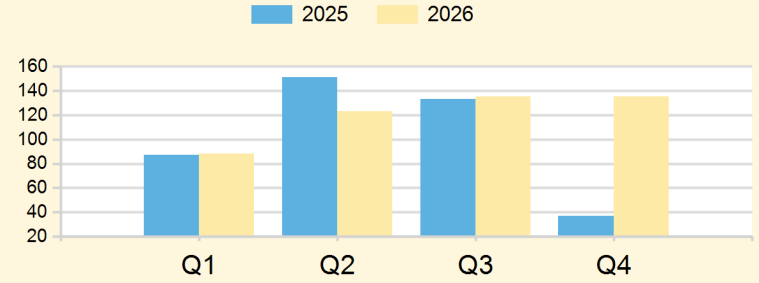
Newton, MA Real Estate Market Review

2026 vs. 2025 Per Quarter

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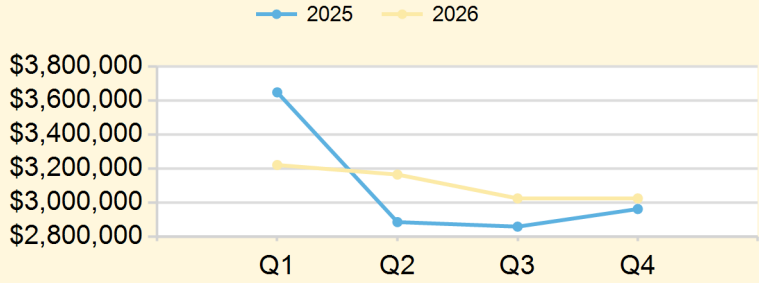
Single Family

Listing Inventory on the Last Day of Each Quarter



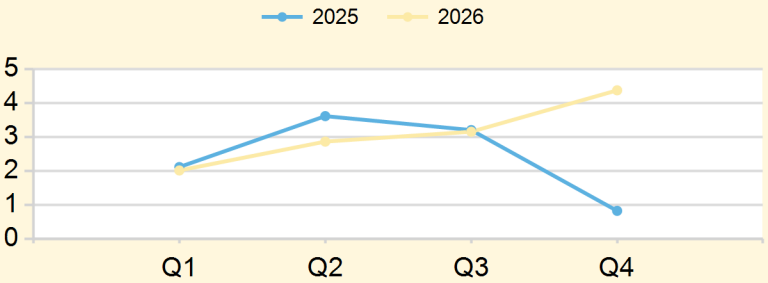
	Q1	Q2	Q3	Q4
2025	87	151	133	37
2026	88	123	135	135

Average List Price on the Last Day of Each Quarter



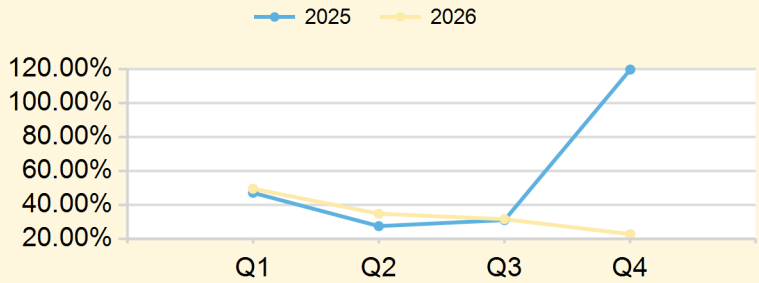
	Q1	Q2	Q3	Q4
2025	$3,649,041.26	$2,886,449.46	$2,859,692.29	$2,963,283.78
2026	$3,221,872.59	$3,165,773.07	$3,025,664.42	$3,025,664.42

Approx. Months supply per Quarter



	Q1	Q2	Q3	Q4
2025	2.12	3.62	3.21	0.83
2026	2.02	2.87	3.16	4.38

Approx. Absorption Rate Per Quarter



	Q1	Q2	Q3	Q4
2025	47.22%	27.59%	31.14%	119.82%
2026	49.62%	34.89%	31.67%	22.84%

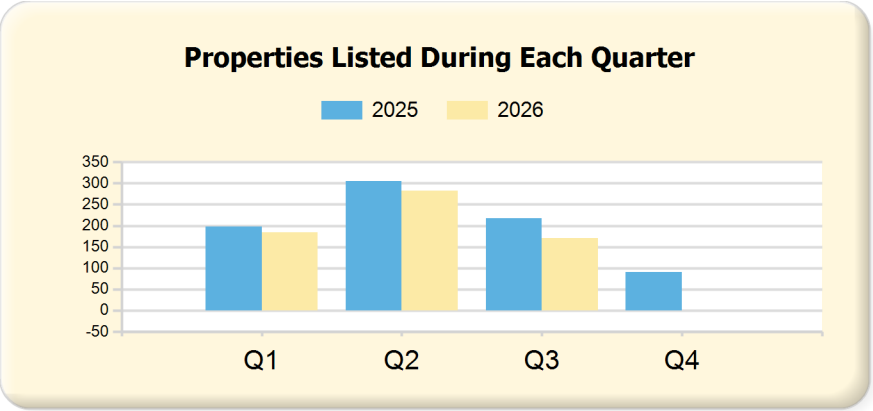
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Newton, MA Real Estate Market Review

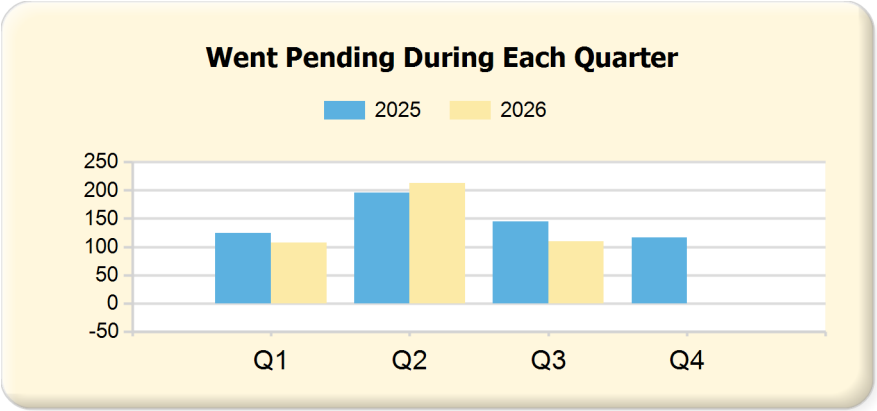
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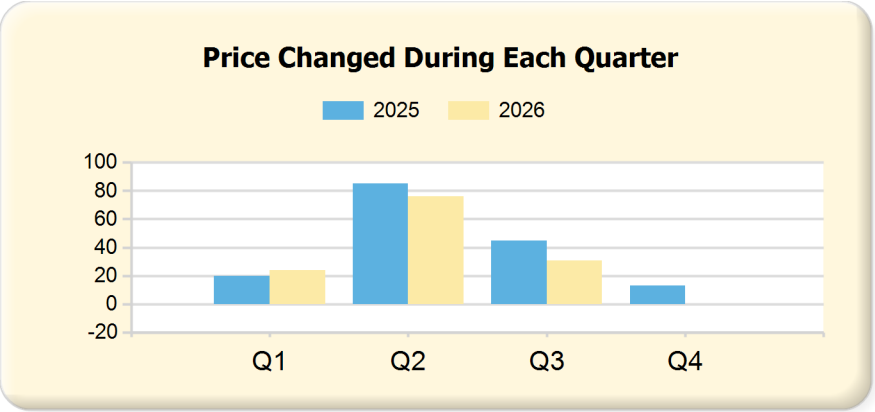
Single Family



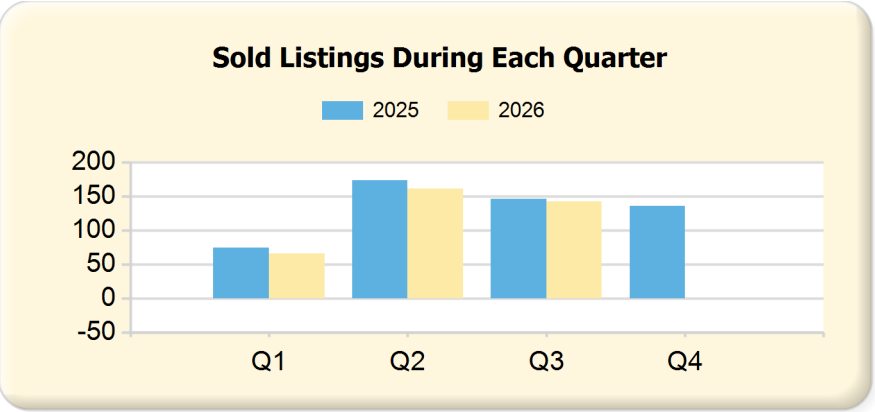
	Q1	Q2	Q3	Q4
2025	198	305	218	90
2026	184	282	170	0



	Q1	Q2	Q3	Q4
2025	124	196	145	117
2026	107	213	110	0



	Q1	Q2	Q3	Q4
2025	20	85	45	13
2026	24	76	31	0



	Q1	Q2	Q3	Q4
2025	75	174	146	136
2026	66	161	143	0

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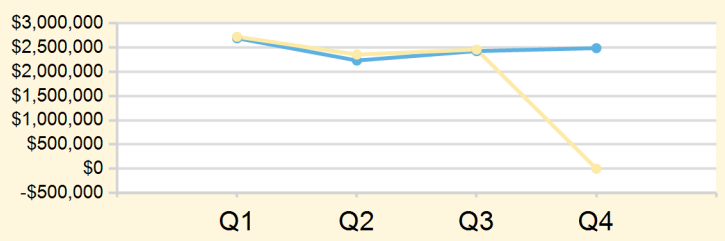
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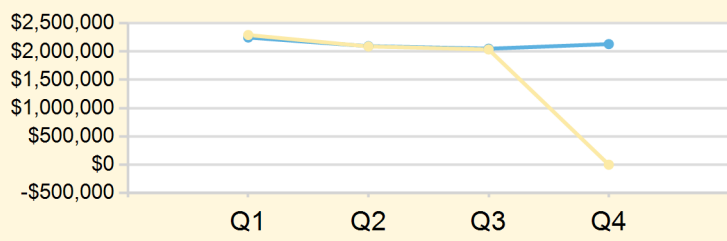
Single Family

Listed Properties - Average List Price For Each Quarter



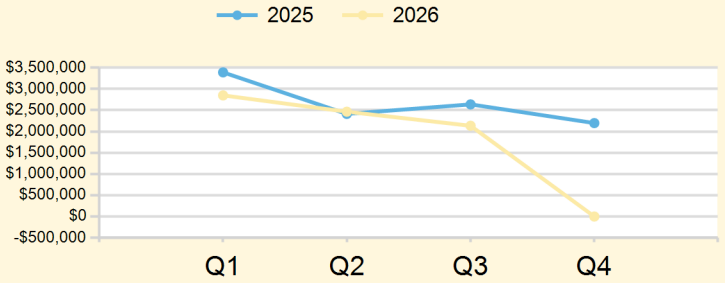
	Q1	Q2	Q3	Q4
2025	$2,690,988.42	$2,232,082.93	$2,426,118.68	$2,486,936.53
2026	$2,721,959.51	$2,354,982.91	$2,457,521.16	$0.00

Went Pending - Average List Price For Each Quarter



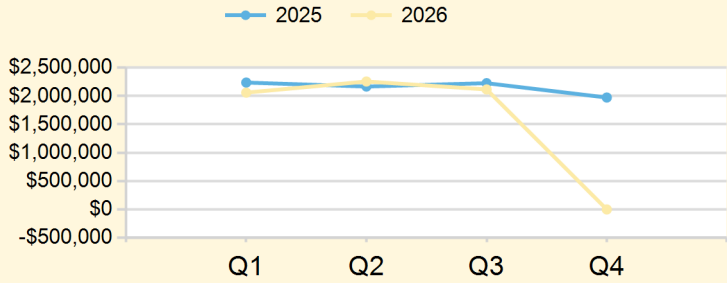
	Q1	Q2	Q3	Q4
2025	$2,248,193.54	$2,095,797.32	$2,050,484.08	$2,131,992.08
2026	$2,292,705.61	$2,090,271.31	$2,036,818.15	$0.00

Price Changed - Average List Price For Each Quarter



	Q1	Q2	Q3	Q4
2025	$3,389,490.45	$2,412,591.11	$2,636,819.76	$2,196,992.15
2026	$2,848,037.50	$2,464,536.84	$2,133,767.68	$0.00

Sold Listings - Average List Price For Each Quarter



	Q1	Q2	Q3	Q4
2025	$2,237,590.64	$2,167,514.30	$2,226,529.34	$1,973,410.85
2026	$2,060,005.14	$2,255,864.84	$2,116,546.14	$0.00

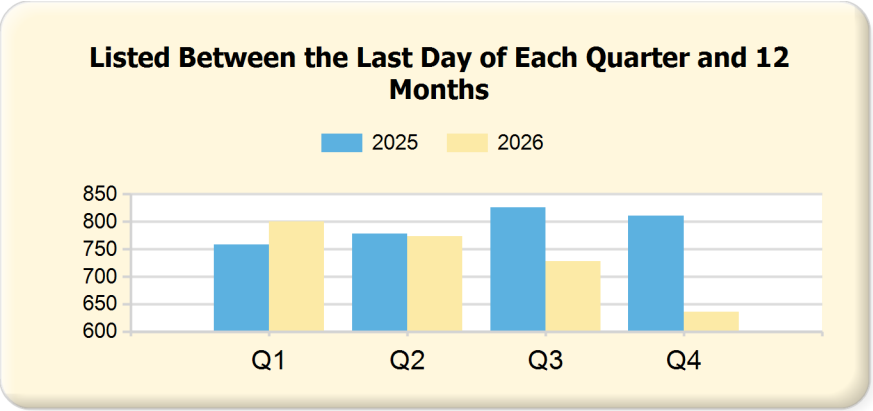
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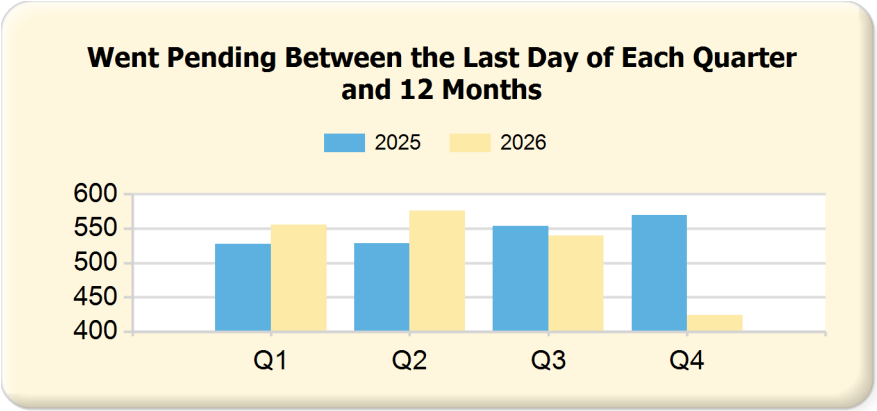
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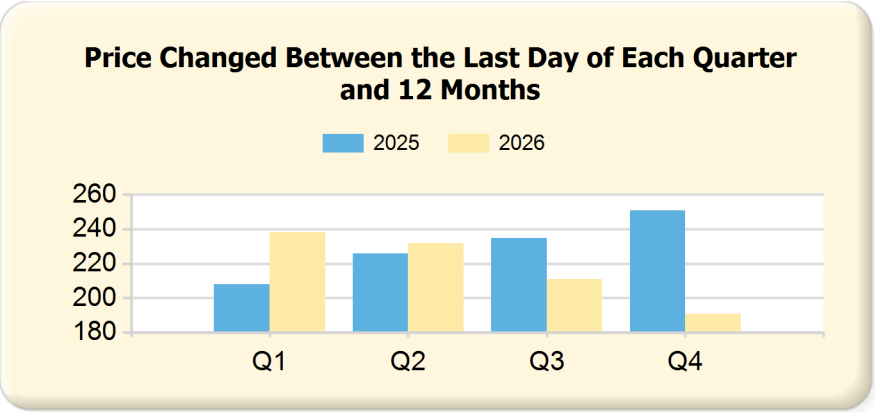
Single Family



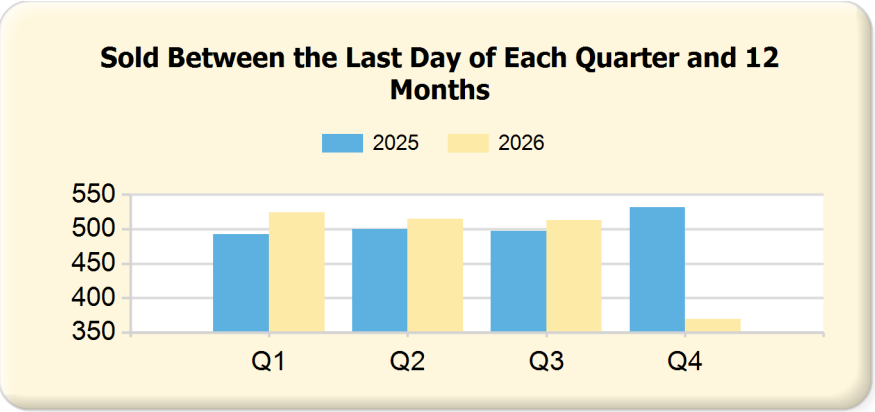
	Q1	Q2	Q3	Q4
2025	758	778	826	811
2026	800	774	728	636



	Q1	Q2	Q3	Q4
2025	528	529	554	570
2026	556	576	540	424



	Q1	Q2	Q3	Q4
2025	208	226	235	251
2026	238	232	211	191



	Q1	Q2	Q3	Q4
2025	493	500	497	532
2026	524	515	513	370

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