

Newton, MA Real Estate Market Review

2025 vs. 2024 Per Quarter

Prepared by Ryan Cook on Friday, March 28, 2025

Multi Family

Listing Inventory	Q1			Q2			Q3			Q4		
	2024	2025*	Var.	2024	2025*	Var.	2024	2025*	Var.	2024	2025*	Var.
Listing Units	3	11	8	12	0	-12	14	0	-14	4	0	-4
Avg. Days on Market	29	65	36	42	0	-42	31	0	-31	119	0	-119
Avg. List Price	\$1,724,633.33	\$3,809,636.27	\$2,085,002.94	\$1,500,982.42	\$0.00	-\$1,500,982.42	\$1,806,421.29	\$0.00	-\$1,806,421.29	\$4,193,749.75	\$0.00	-\$4,193,749.75
Avg. List \$ / SqFt	\$565.46	\$953.25	\$387.79	\$453.18	\$0.00	-\$453.18	\$531.37	\$0.00	-\$531.37	\$583.24	\$0.00	-\$583.24
Approx. Absorption Rate	150.00%	40.91%	-109.09%	32.64%	0.00%	-32.64%	28.57%	0.00%	-28.57%	112.50%	0.00%	-112.50%
Approx. Months Supply of Inventory	0.67	2.44	1.77	3.06	0.00	-3.06	3.50	0.00	-3.50	0.89	0.00	-0.89
Listed (Per Quarter)	Q1			Q2			Q3			Q4		
	2024	2025*	Var.	2024	2025*	Var.	2024	2025*	Var.	2024	2025*	Var.
Listing Units (Taken)	19	17	-2	33	0	-33	27	0	-27	11	0	-11
Avg. Original List Price	\$1,718,789.47	\$3,175,823.53	\$1,457,034.06	\$1,418,744.79	\$0.00	-\$1,418,744.79	\$1,892,588.85	\$0.00	-\$1,892,588.85	\$2,898,090.91	\$0.00	-\$2,898,090.91
Avg. Original List \$ / SqFt	\$505.69	\$819.31	\$313.62	\$459.11	\$0.00	-\$459.11	\$507.10	\$0.00	-\$507.10	\$535.75	\$0.00	-\$535.75
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)	3	2	-1	8	0	-8	6	0	-6	2	0	-2
Avg. Original List Price	\$1,516,333.33	\$9,495,500.00	\$7,979,166.67	\$1,498,973.63	\$0.00	-\$1,498,973.63	\$2,393,500.00	\$0.00	-\$2,393,500.00	\$2,920,000.00	\$0.00	-\$2,920,000.00
Avg. Original List \$ / SqFt	\$605.37	\$566.81	-\$38.56	\$492.49	\$0.00	-\$492.49	\$548.93	\$0.00	-\$548.93	\$654.95	\$0.00	-\$654.95
Went Pending (Per Quarter)	Q1			Q2			Q3			Q4		
	2024	2025*	Var.	2024	2025*	Var.	2024	2025*	Var.	2024	2025*	Var.
Listing Units (Went Pending)	14	9	-5	19	0	-19	14	0	-14	15	0	-15
Avg. List Price	\$1,435,714.29	\$1,473,111.11	\$37,396.82	\$1,302,841.58	\$0.00	-\$1,302,841.58	\$1,308,350.00	\$0.00	-\$1,308,350.00	\$1,324,533.27	\$0.00	-\$1,324,533.27
Avg. List \$ / SqFt	\$478.84	\$582.44	\$103.60	\$440.04	\$0.00	-\$440.04	\$439.61	\$0.00	-\$439.61	\$500.77	\$0.00	-\$500.77
Avg. Days to Offer	18	24	6	8	0	-8	25	0	-25	37	0	-37

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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)	9	9	0	13	0	-13	18	0	-18	14	0	-14
Avg. Days on Market	31	35	4	15	0	-15	26	0	-26	42	0	-42
Avg. Days to Offer	23	23	0	10	0	-10	13	0	-13	30	0	-30
Avg. Sale Price	\$1,504,888.89	\$1,285,111.11	-\$219,777.78	\$1,260,230.77	\$0.00	-\$1,260,230.77	\$1,409,722.22	\$0.00	-\$1,409,722.22	\$1,385,107.14	\$0.00	-\$1,385,107.14
Avg. Sale \$ / SqFt	\$450.51	\$511.54	\$61.03	\$455.44	\$0.00	-\$455.44	\$454.74	\$0.00	-\$454.74	\$463.86	\$0.00	-\$463.86
Avg. List Price	\$1,536,222.22	\$1,308,777.78	-\$227,444.44	\$1,205,230.77	\$0.00	-\$1,205,230.77	\$1,395,660.56	\$0.00	-\$1,395,660.56	\$1,381,142.79	\$0.00	-\$1,381,142.79
Avg. List \$ / SqFt	\$464.97	\$518.93	\$53.96	\$434.46	\$0.00	-\$434.46	\$446.60	\$0.00	-\$446.60	\$461.64	\$0.00	-\$461.64
Avg. Original List Price	\$1,551,888.89	\$1,324,333.33	-\$227,555.56	\$1,220,615.38	\$0.00	-\$1,220,615.38	\$1,396,216.11	\$0.00	-\$1,396,216.11	\$1,411,135.64	\$0.00	-\$1,411,135.64
Avg. Original List \$ / SqFt	\$474.85	\$525.95	\$51.10	\$440.80	\$0.00	-\$440.80	\$446.91	\$0.00	-\$446.91	\$471.46	\$0.00	-\$471.46
Avg. Sale Price as % of List Price	97.00%	98.33%	1.33%	104.81%	0.00%	-104.81%	102.28%	0.00%	-102.28%	100.33%	0.00%	-100.33%
Avg. Sale Price as % of Original List Price	95.37%	97.29%	1.92%	103.48%	0.00%	-103.48%	102.21%	0.00%	-102.21%	98.36%	0.00%	-98.36%
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	81	88	7	85	55	-30	93	28	-65	90	17	-73
Units Price Changed	24	23	-1	24	14	-10	23	4	-19	26	2	-24
Units Went Pending	62	55	-7	56	36	-20	58	24	-34	61	9	-52
Units Sold	54	54	0	47	41	-6	48	23	-25	54	10	-44

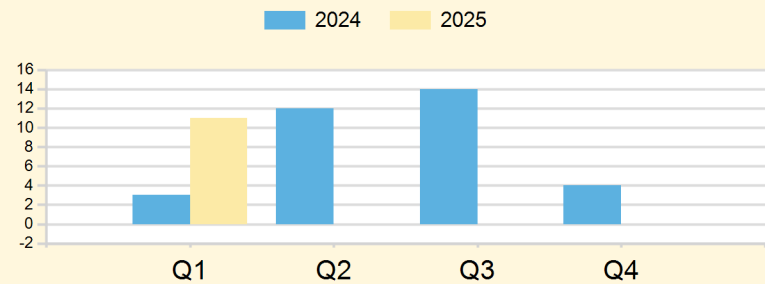
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2025 vs. 2024 Per Quarter

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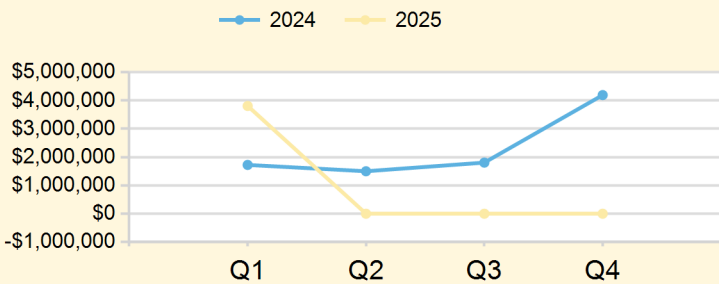
Multi Family

Listing Inventory on the Last Day of Each Quarter



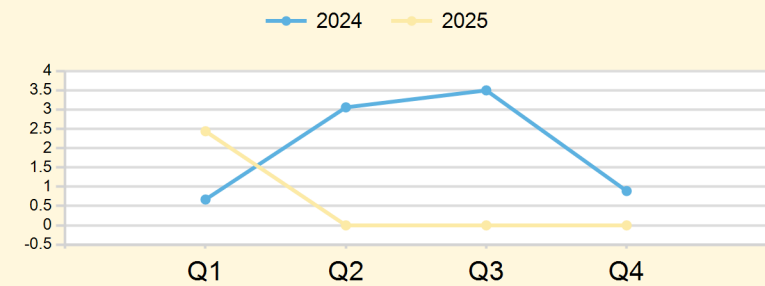
	Q1	Q2	Q3	Q4
2024	3	12	14	4
2025	11	0	0	0

Average List Price on the Last Day of Each Quarter



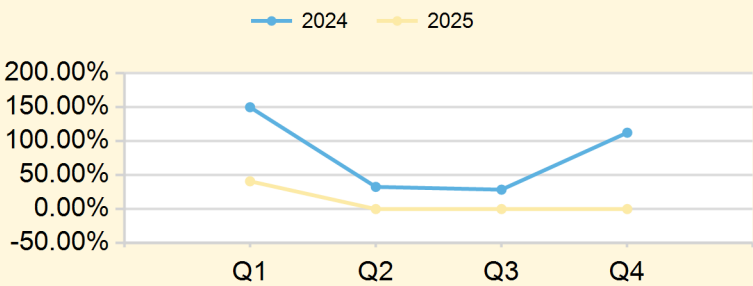
	Q1	Q2	Q3	Q4
2024	\$1,724,633.33	\$1,500,982.42	\$1,806,421.29	\$4,193,749.75
2025	\$3,809,636.27	\$0.00	\$0.00	\$0.00

Approx. Months supply per Quarter



	Q1	Q2	Q3	Q4
2024	0.67	3.06	3.50	0.89
2025	2.44	0.00	0.00	0.00

Approx. Absorption Rate Per Quarter



	Q1	Q2	Q3	Q4
2024	150.00%	32.64%	28.57%	112.50%
2025	40.91%	0.00%	0.00%	0.00%

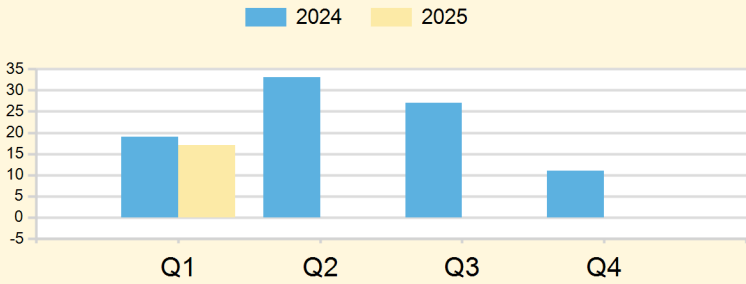
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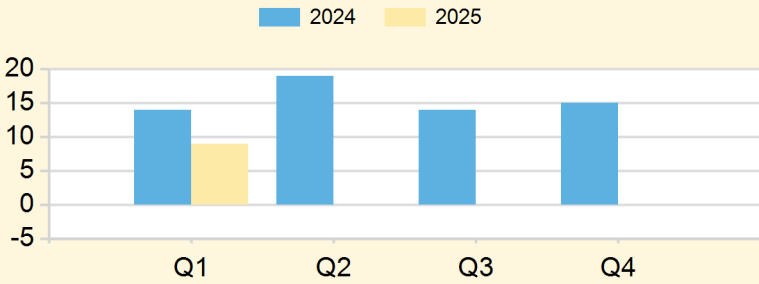
Multi Family

Properties Listed During Each Quarter



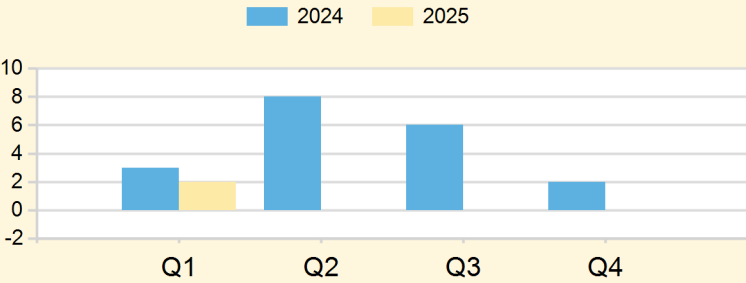
	Q1	Q2	Q3	Q4
2024	19	33	27	11
2025	17	0	0	0

Went Pending During Each Quarter



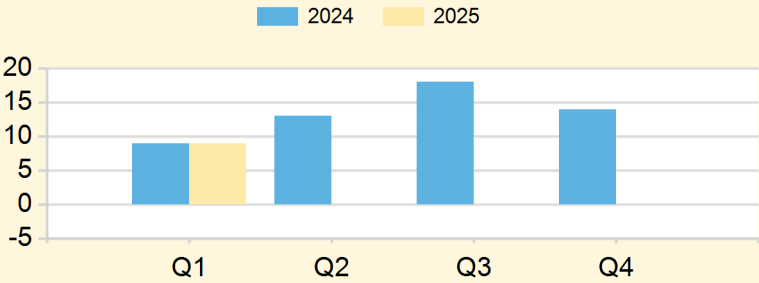
	Q1	Q2	Q3	Q4
2024	14	19	14	15
2025	9	0	0	0

Price Changed During Each Quarter



	Q1	Q2	Q3	Q4
2024	3	8	6	2
2025	2	0	0	0

Sold Listings During Each Quarter



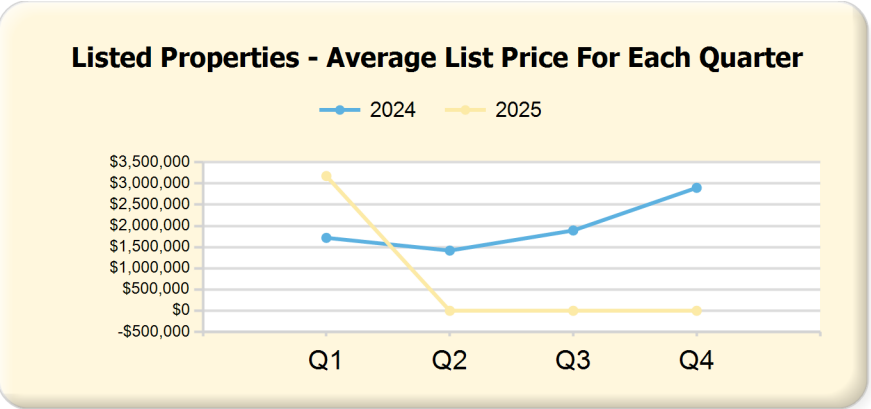
	Q1	Q2	Q3	Q4
2024	9	13	18	14
2025	9	0	0	0

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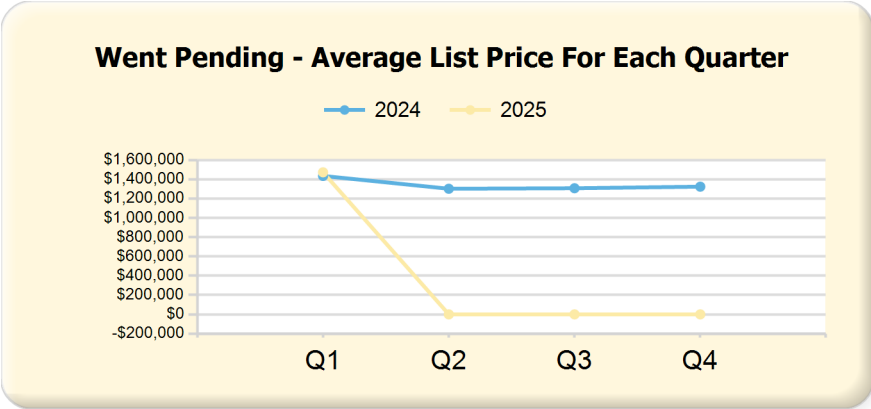
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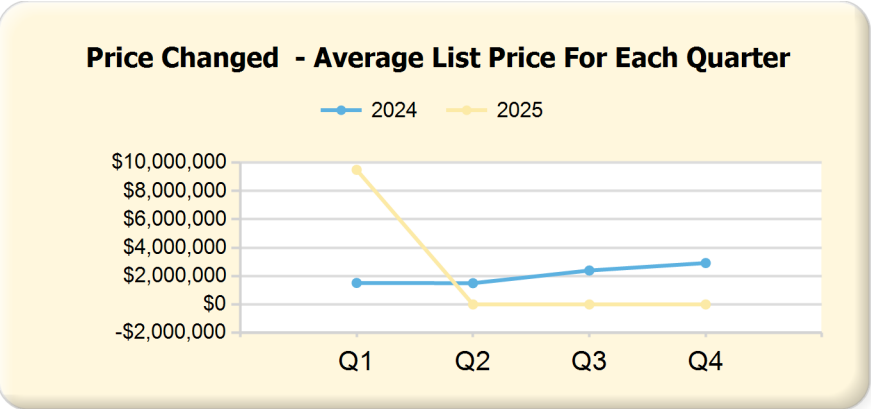
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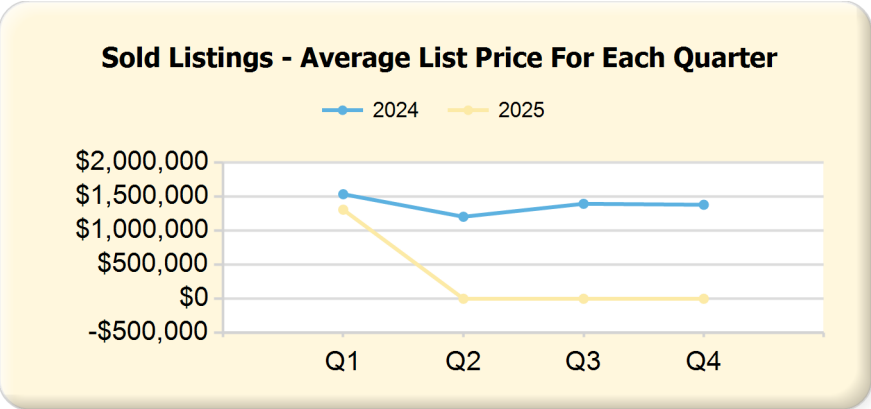
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2025	\$3,175,823.53	\$0.00	\$0.00	\$0.00



	Q1	Q2	Q3	Q4
2024	\$1,435,714.29	\$1,302,841.58	\$1,308,350.00	\$1,324,533.27
2025	\$1,473,111.11	\$0.00	\$0.00	\$0.00



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2024	\$1,516,333.33	\$1,498,973.63	\$2,393,500.00	\$2,920,000.00
2025	\$9,495,500.00	\$0.00	\$0.00	\$0.00



	Q1	Q2	Q3	Q4
2024	\$1,536,222.22	\$1,205,230.77	\$1,395,660.56	\$1,381,142.79
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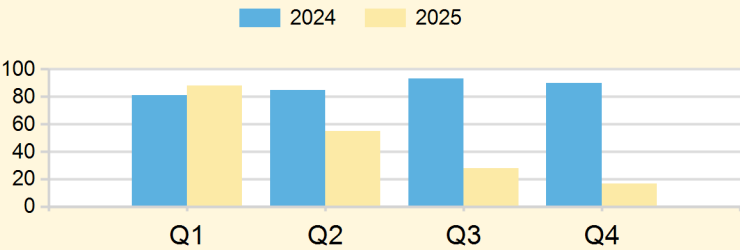
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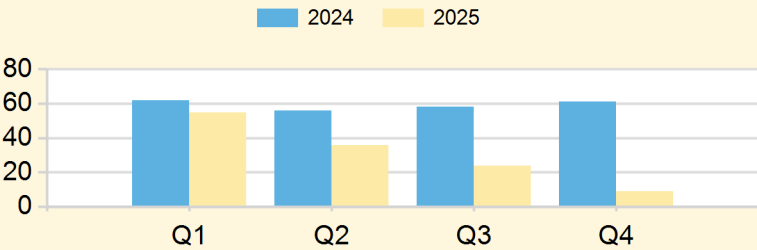
Multi Family

Listed Between the Last Day of Each Quarter and 12 Months



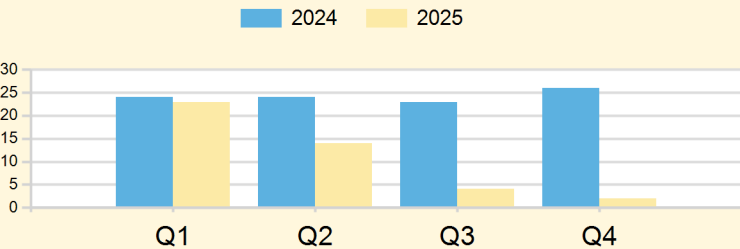
	Q1	Q2	Q3	Q4
2024	81	85	93	90
2025	88	55	28	17

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



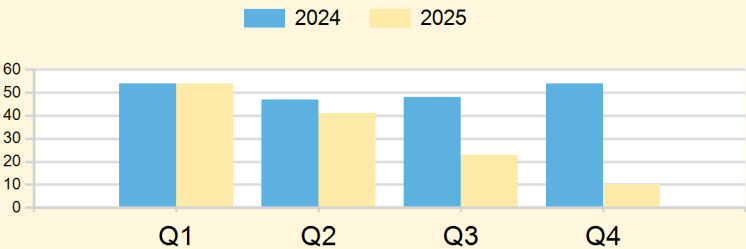
	Q1	Q2	Q3	Q4
2024	62	56	58	61
2025	55	36	24	9

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



	Q1	Q2	Q3	Q4
2024	24	24	23	26
2025	23	14	4	2

Sold Between the Last Day of Each Quarter and 12 Months



	Q1	Q2	Q3	Q4
2024	54	47	48	54
2025	54	41	23	10