

Newton, MA Real Estate Market Review

2024 vs. 2023 Per Quarter

Prepared by Ryan Cook on Thursday, January 02, 2025

Condominium

Listing Inventory	Q1			Q2			Q3			Q4		
	2023	2024	Var.	2023	2024	Var.	2023	2024	Var.	2023	2024	Var.
Listing Units	46	50	4	56	62	6	52	68	16	35	31	-4
Avg. Days on Market	53	60	7	49	57	8	63	52	-11	103	82	-21
Avg. List Price	\$1,288,726.09	\$1,361,494.00	\$72,767.91	\$1,243,778.36	\$1,482,464.42	\$238,686.06	\$1,356,321.15	\$1,349,438.24	-\$6,882.91	\$1,492,311.43	\$1,530,867.32	\$38,555.89
Avg. List \$ / SqFt	\$568.53	\$632.06	\$63.53	\$595.09	\$613.79	\$18.70	\$577.82	\$613.70	\$35.88	\$641.05	\$607.78	-\$33.27
Approx. Absorption Rate	54.71%	51.50%	-3.21%	43.60%	39.52%	-4.08%	46.79%	33.21%	-13.58%	69.05%	72.85%	3.80%
Approx. Months Supply of Inventory	1.83	1.94	0.11	2.29	2.53	0.24	2.14	3.01	0.87	1.45	1.37	-0.08
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	127	-20	107	104	-3	55	73	18
Avg. Original List Price	\$1,225,805.75	\$1,360,030.96	\$134,225.21	\$1,228,654.12	\$1,332,517.98	\$103,863.86	\$1,220,056.99	\$1,267,574.94	\$47,517.95	\$1,421,330.87	\$1,446,366.11	\$25,035.24
Avg. Original List \$ / SqFt	\$557.04	\$599.25	\$42.21	\$578.67	\$593.47	\$14.80	\$560.53	\$616.80	\$56.27	\$580.05	\$607.36	\$27.31
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	19	-4	25	24	-1	15	20	5	7	7	0
Avg. Original List Price	\$1,441,452.17	\$1,470,089.47	\$28,637.30	\$1,279,312.00	\$1,392,078.96	\$112,766.96	\$1,160,646.60	\$1,351,640.00	\$190,993.40	\$1,633,857.14	\$1,937,269.71	\$303,412.57
Avg. Original List \$ / SqFt	\$571.03	\$575.26	\$4.23	\$554.77	\$618.67	\$63.90	\$486.50	\$617.00	\$130.50	\$529.70	\$572.91	\$43.21
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	82	9	113	91	-22	89	67	-22	46	72	26
Avg. List Price	\$1,147,268.47	\$1,198,742.67	\$51,474.20	\$1,203,127.33	\$1,160,677.91	-\$42,449.42	\$1,075,894.36	\$1,234,910.36	\$159,016.00	\$1,211,580.39	\$1,313,488.03	\$101,907.64
Avg. List \$ / SqFt	\$534.42	\$581.88	\$47.46	\$557.10	\$577.24	\$20.14	\$554.48	\$579.66	\$25.18	\$566.07	\$633.24	\$67.17
Avg. Days to Offer	36	37	1	25	25	0	28	36	8	38	41	3

Newton, MA Real Estate Market Review

2024 vs. 2023 Per Quarter

Prepared by Ryan Cook on Thursday, January 02, 2025

Condominium

Sold (Per Quarter)	Q1			Q2			Q3			Q4		
	2023	2024	Var.	2023	2024	Var.	2023	2024	Var.	2023	2024	Var.
Closed Units (Sold)	35	53	18	87	71	-16	99	78	-21	69	69	0
Avg. Days on Market	61	67	6	42	32	-10	31	45	14	44	45	1
Avg. Days to Offer	37	40	3	25	24	-1	23	30	7	31	37	6
Avg. Sale Price	\$1,081,168.57	\$1,222,618.26	\$141,449.69	\$1,172,867.82	\$1,191,309.86	\$18,442.04	\$1,067,692.18	\$1,133,564.42	\$65,872.24	\$1,138,259.42	\$1,260,853.54	\$122,594.12
Avg. Sale \$ / SqFt	\$524.30	\$568.18	\$43.88	\$545.92	\$571.63	\$25.71	\$553.38	\$592.24	\$38.86	\$569.07	\$578.13	\$9.06
Avg. List Price	\$1,105,508.57	\$1,236,118.85	\$130,610.28	\$1,173,821.83	\$1,193,746.48	\$19,924.65	\$1,070,676.63	\$1,130,365.26	\$59,688.63	\$1,153,240.54	\$1,280,728.72	\$127,488.18
Avg. List \$ / SqFt	\$534.73	\$572.12	\$37.39	\$543.18	\$570.24	\$27.06	\$553.39	\$589.94	\$36.55	\$575.39	\$587.02	\$11.63
Avg. Original List Price	\$1,116,277.14	\$1,250,666.02	\$134,388.88	\$1,189,154.02	\$1,202,214.08	\$13,060.06	\$1,077,850.36	\$1,144,722.95	\$66,872.59	\$1,163,898.51	\$1,307,637.59	\$143,739.08
Avg. Original List \$ / SqFt	\$540.77	\$578.17	\$37.40	\$549.09	\$574.69	\$25.60	\$557.26	\$595.68	\$38.42	\$580.09	\$599.18	\$19.09
Avg. Sale Price as % of List Price	98.18%	99.36%	1.18%	100.71%	100.56%	-0.15%	100.23%	100.45%	0.22%	99.03%	98.82%	-0.21%
Avg. Sale Price as % of Original List Price	97.05%	98.27%	1.22%	99.73%	99.80%	0.07%	99.60%	99.50%	-0.10%	98.22%	97.09%	-1.13%
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	403	-27	423	399	-24	411	417	6
Units Price Changed	133	103	-30	113	103	-10	112	111	-1	111	120	9
Units Went Pending	324	325	1	308	300	-8	321	276	-45	314	303	-11
Units Sold	302	309	7	293	294	1	292	271	-21	290	271	-19

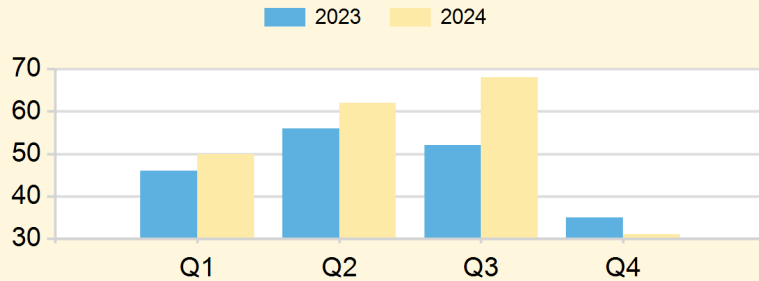
Newton, MA Real Estate Market Review

2024 vs. 2023 Per Quarter

Prepared by Ryan Cook on Thursday, January 02, 2025

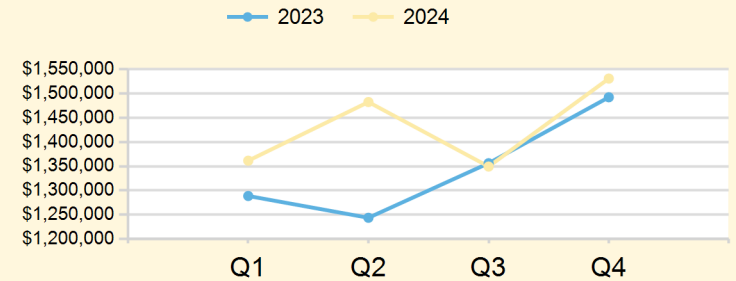
Condominium

Listing Inventory on the Last Day of Each Quarter



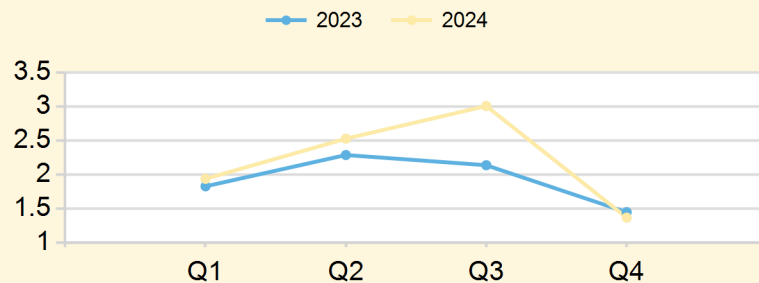
	Q1	Q2	Q3	Q4
2023	46	56	52	35
2024	50	62	68	31

Average List Price on the Last Day of Each Quarter



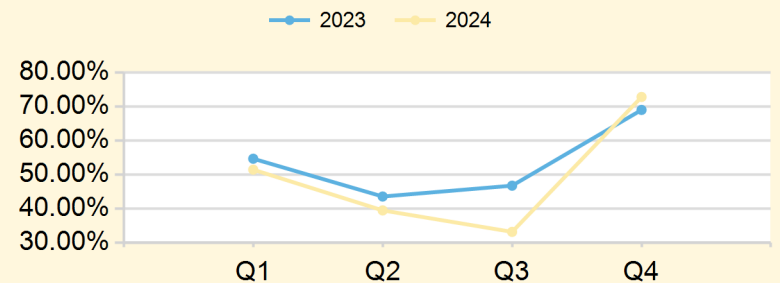
	Q1	Q2	Q3	Q4
2023	\$1,288,726.09	\$1,243,778.36	\$1,356,321.15	\$1,492,311.43
2024	\$1,361,494.00	\$1,482,464.42	\$1,349,438.24	\$1,530,867.32

Approx. Months supply per Quarter



	Q1	Q2	Q3	Q4
2023	1.83	2.29	2.14	1.45
2024	1.94	2.53	3.01	1.37

Approx. Absorption Rate Per Quarter



	Q1	Q2	Q3	Q4
2023	54.71%	43.60%	46.79%	69.05%
2024	51.50%	39.52%	33.21%	72.85%

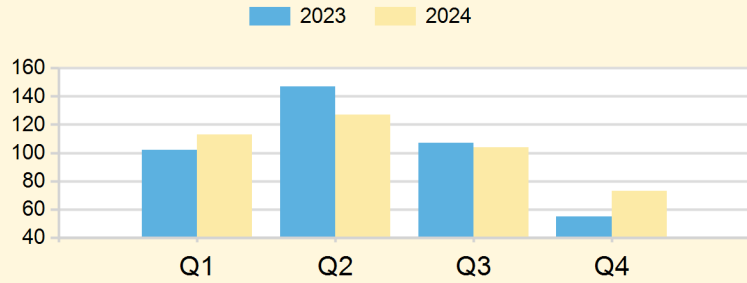
Newton, MA Real Estate Market Review

2024 vs. 2023 Per Quarter

Prepared by Ryan Cook on Thursday, January 02, 2025

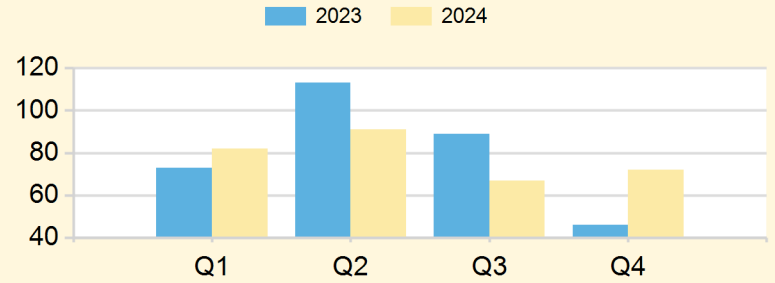
Condominium

Properties Listed During Each Quarter



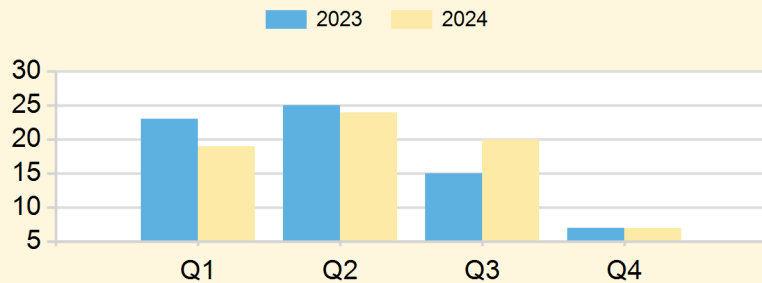
	Q1	Q2	Q3	Q4
2023	102	147	107	55
2024	113	127	104	73

Went Pending During Each Quarter



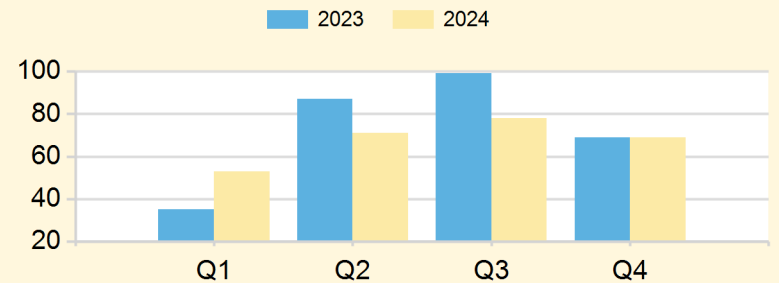
	Q1	Q2	Q3	Q4
2023	73	113	89	46
2024	82	91	67	72

Price Changed During Each Quarter



	Q1	Q2	Q3	Q4
2023	23	25	15	7
2024	19	24	20	7

Sold Listings During Each Quarter



	Q1	Q2	Q3	Q4
2023	35	87	99	69
2024	53	71	78	69

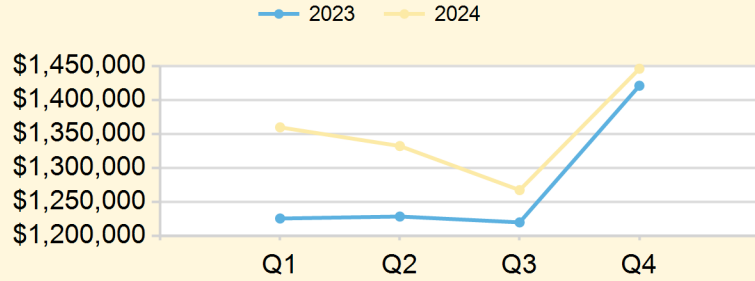
Newton, MA Real Estate Market Review

2024 vs. 2023 Per Quarter

Prepared by Ryan Cook on Thursday, January 02, 2025

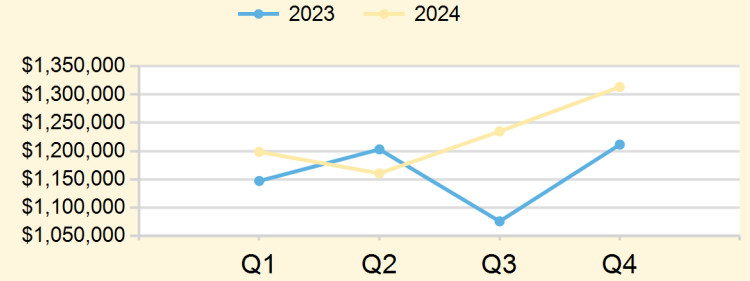
Condominium

Listed Properties - Average List Price For Each Quarter



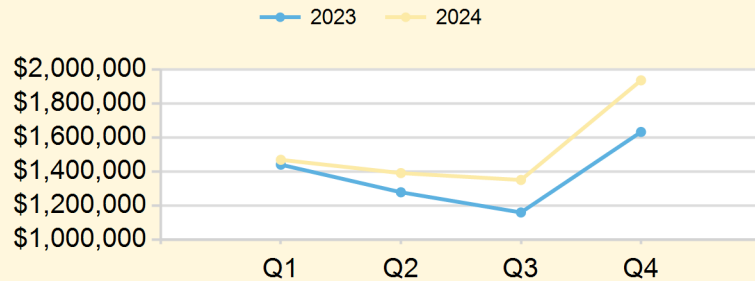
	Q1	Q2	Q3	Q4
2023	\$1,225,805.75	\$1,228,654.12	\$1,220,056.99	\$1,421,330.87
2024	\$1,360,030.96	\$1,332,517.98	\$1,267,574.94	\$1,446,366.11

Went Pending - Average List Price For Each Quarter



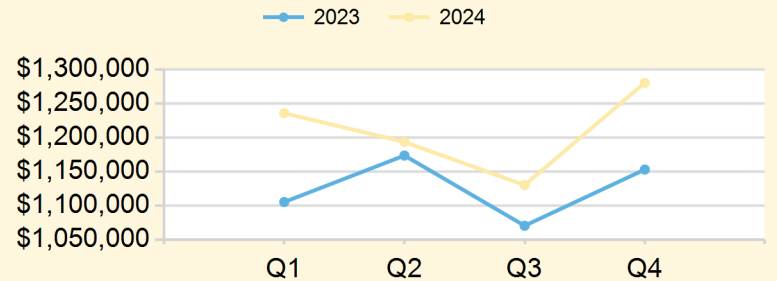
	Q1	Q2	Q3	Q4
2023	\$1,147,268.47	\$1,203,127.33	\$1,075,894.36	\$1,211,580.39
2024	\$1,198,742.67	\$1,160,677.91	\$1,234,910.36	\$1,313,488.03

Price Changed - Average List Price For Each Quarter



	Q1	Q2	Q3	Q4
2023	\$1,441,452.17	\$1,279,312.00	\$1,160,646.60	\$1,633,857.14
2024	\$1,470,089.47	\$1,392,078.96	\$1,351,640.00	\$1,937,269.71

Sold Listings - Average List Price For Each Quarter



	Q1	Q2	Q3	Q4
2023	\$1,105,508.57	\$1,173,821.83	\$1,070,676.63	\$1,153,240.54
2024	\$1,236,118.85	\$1,193,746.48	\$1,130,365.26	\$1,280,728.72

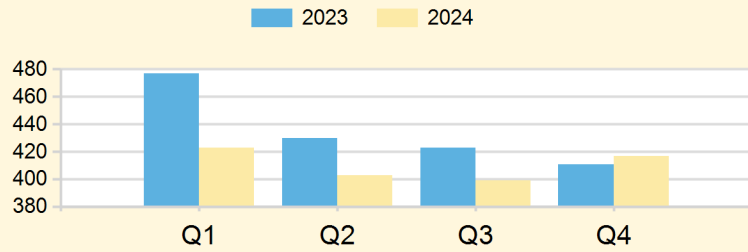
Newton, MA Real Estate Market Review

2024 vs. 2023 Per Quarter

Prepared by Ryan Cook on Thursday, January 02, 2025

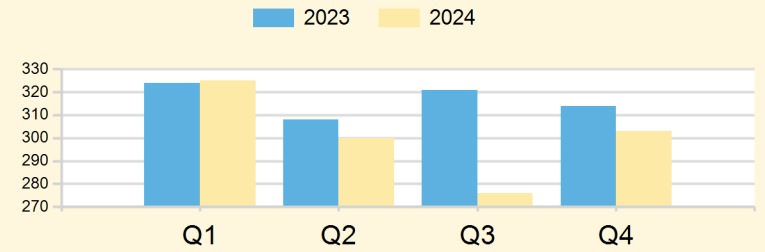
Condominium

Listed Between the Last Day of Each Quarter and 12 Months



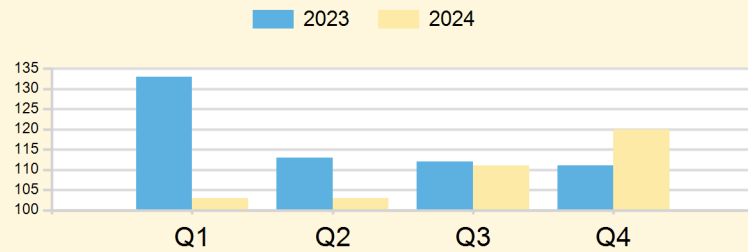
	Q1	Q2	Q3	Q4
2023	477	430	423	411
2024	423	403	399	417

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



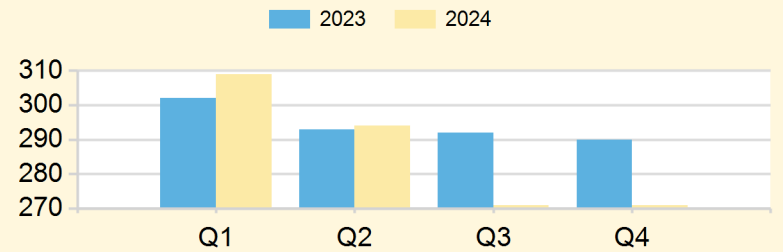
	Q1	Q2	Q3	Q4
2023	324	308	321	314
2024	325	300	276	303

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



	Q1	Q2	Q3	Q4
2023	133	113	112	111
2024	103	103	111	120

Sold Between the Last Day of Each Quarter and 12 Months



	Q1	Q2	Q3	Q4
2023	302	293	292	290
2024	309	294	271	271