

Newton, MA Real Estate Market Review

2025 vs. 2024 Per Quarter

Prepared by Ryan Cook on Wednesday, October 01, 2025

Multi Family

Listing Inventory	Q1			Q2			Q3			Q4		
	2024	2025	Var.	2024	2025	Var.	2024	2025	Var.	2024	2025*	Var.
Listing Units	3	12	9	12	16	4	14	11	-3	4	11	7
Median Days on Market	11	18	7	44	66	22	13	27	14	97	119	22
Median List Price	\$1,499,000.00	\$3,277,500.00	\$1,778,500.00	\$1,349,000.00	\$1,997,499.50	\$648,499.50	\$1,624,999.50	\$1,649,000.00	\$24,000.50	\$1,899,999.50	\$1,649,000.00	-\$250,999.50
Median List \$ / SqFt	\$562.15	\$559.72	-\$2.43	\$440.12	\$518.31	\$78.19	\$514.05	\$528.21	\$14.16	\$582.93	\$528.21	-\$54.72
Approx. Absorption Rate	150.00%	37.50%	-112.50%	32.64%	25.52%	-7.12%	28.57%	37.12%	8.55%	112.50%	27.27%	-85.23%
Approx. Months Supply of Inventory	0.67	2.67	2.00	3.06	3.92	0.86	3.50	2.69	-0.81	0.89	3.67	2.78
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	33	0	27	22	-5	11	0	-11
Median Original List Price	\$1,499,000.00	\$1,850,000.00	\$351,000.00	\$1,298,000.00	\$1,680,000.00	\$382,000.00	\$1,550,000.00	\$1,472,500.00	-\$77,500.00	\$1,450,000.00	\$0.00	-\$1,450,000.00
Median Original List \$ / SqFt	\$518.19	\$559.49	\$41.30	\$451.34	\$492.61	\$41.27	\$504.56	\$507.67	\$3.11	\$528.21	\$0.00	-\$528.21
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	8	0	6	3	-3	2	0	-2
Median Original List Price	\$1,450,000.00	\$9,495,500.00	\$8,045,500.00	\$1,349,450.00	\$1,824,500.00	\$475,050.00	\$1,749,000.00	\$1,395,000.00	-\$354,000.00	\$2,920,000.00	\$0.00	-\$2,920,000.00
Median Original List \$ / SqFt	\$616.88	\$566.81	-\$50.07	\$457.93	\$495.77	\$37.84	\$533.14	\$501.68	-\$31.46	\$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	8	-6	19	20	1	14	13	-1	15	0	-15
Median List Price	\$1,364,500.00	\$1,547,500.00	\$183,000.00	\$1,250,000.00	\$1,475,000.00	\$225,000.00	\$1,286,500.00	\$1,300,000.00	\$13,500.00	\$1,295,000.00	\$0.00	-\$1,295,000.00
Median List \$ / SqFt	\$473.05	\$554.22	\$81.17	\$440.63	\$474.68	\$34.05	\$440.20	\$452.35	\$12.15	\$511.46	\$0.00	-\$511.46
Median Days to Offer	9	5	-4	6	22	16	10	10	0	21	0	-21

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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	8	-5	18	18	0	14	0	-14
Median Days on Market	28	20	-8	13	23	10	17	21	4	32	0	-32
Median Days to Offer	19	9	-10	6	18	12	7	16	9	18	0	-18
Median Sale Price	\$1,300,000.00	\$1,300,000.00	\$0.00	\$1,255,000.00	\$1,587,500.00	\$332,500.00	\$1,412,500.00	\$1,385,000.00	-\$27,500.00	\$1,270,000.00	\$0.00	-\$1,270,000.00
Median Sale \$ / SqFt	\$438.05	\$525.17	\$87.12	\$466.58	\$576.49	\$109.91	\$452.25	\$458.42	\$6.17	\$473.73	\$0.00	-\$473.73
Median List Price	\$1,325,000.00	\$1,350,000.00	\$25,000.00	\$1,250,000.00	\$1,510,000.00	\$260,000.00	\$1,399,495.00	\$1,377,450.00	-\$22,045.00	\$1,291,500.00	\$0.00	-\$1,291,500.00
Median List \$ / SqFt	\$478.26	\$545.71	\$67.45	\$426.09	\$534.14	\$108.05	\$445.66	\$470.07	\$24.41	\$468.42	\$0.00	-\$468.42
Median Original List Price	\$1,325,000.00	\$1,425,000.00	\$100,000.00	\$1,250,000.00	\$1,560,000.00	\$310,000.00	\$1,399,495.00	\$1,422,500.00	\$23,005.00	\$1,297,500.00	\$0.00	-\$1,297,500.00
Median Original List \$ / SqFt	\$478.26	\$548.25	\$69.99	\$426.09	\$534.14	\$108.05	\$445.66	\$497.62	\$51.96	\$480.26	\$0.00	-\$480.26
Median Sale Price as % of List Price	98.73%	96.30%	-2.43%	106.67%	98.37%	-8.30%	102.39%	99.46%	-2.93%	100.00%	0.00%	-100%
Median Sale Price as % of Original List Price	98.11%	95.92%	-2.19%	106.67%	97.57%	-9.10%	102.39%	98.56%	-3.83%	96.74%	0.00%	-96.74%
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	88	3	93	83	-10	90	72	-18
Units Price Changed	24	23	-1	24	24	0	23	19	-4	26	17	-9
Units Went Pending	62	54	-8	56	55	-1	58	55	-3	61	40	-21
Units Sold	54	54	0	47	49	2	48	49	1	54	36	-18

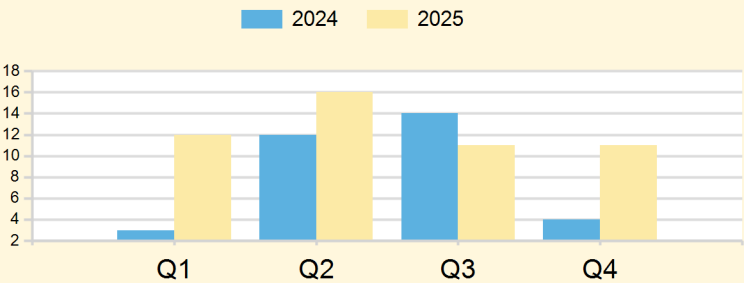
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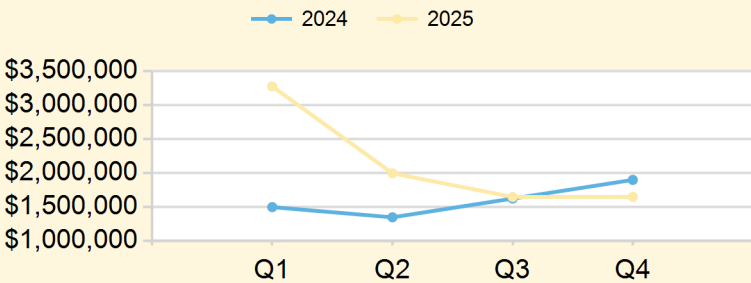
Multi Family

Listing Inventory on the Last Day of Each Quarter



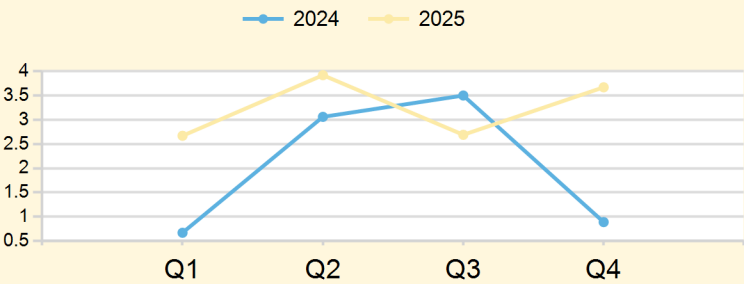
	Q1	Q2	Q3	Q4
2024	3	12	14	4
2025	12	16	11	11

Median List Price on the Last Day of Each Quarter



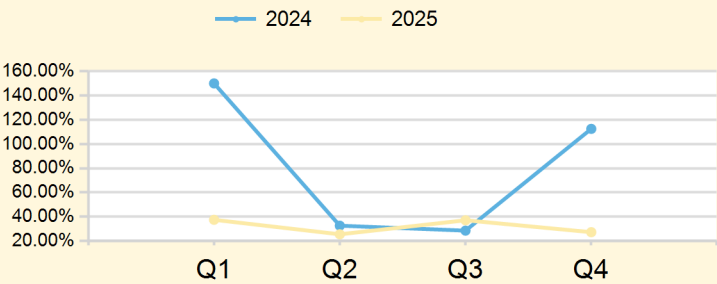
	Q1	Q2	Q3	Q4
2024	\$1,499,000.00	\$1,349,000.00	\$1,624,999.50	\$1,899,999.50
2025	\$3,277,500.00	\$1,997,499.50	\$1,649,000.00	\$1,649,000.00

Approx. Months supply per Quarter



	Q1	Q2	Q3	Q4
2024	0.67	3.06	3.50	0.89
2025	2.67	3.92	2.69	3.67

Approx. Absorption Rate Per Quarter



	Q1	Q2	Q3	Q4
2024	150.00%	32.64%	28.57%	112.50%
2025	37.50%	25.52%	37.12%	27.27%

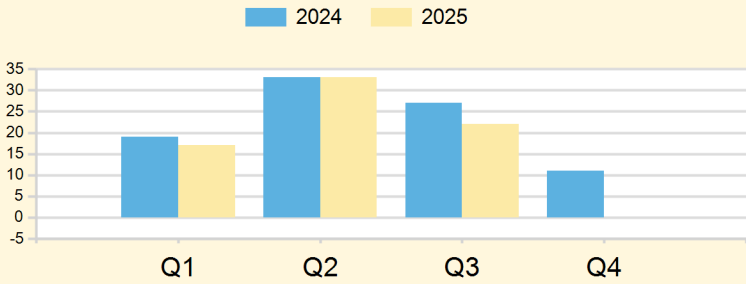
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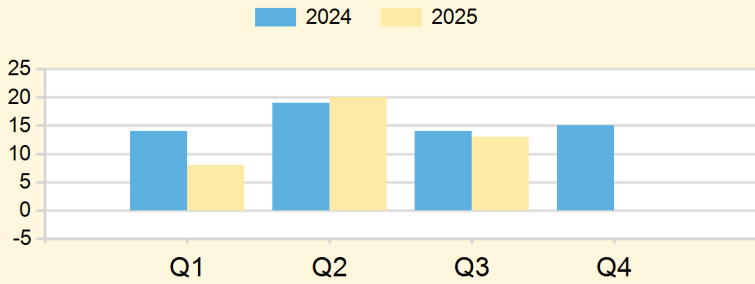
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Properties Listed During Each Quarter



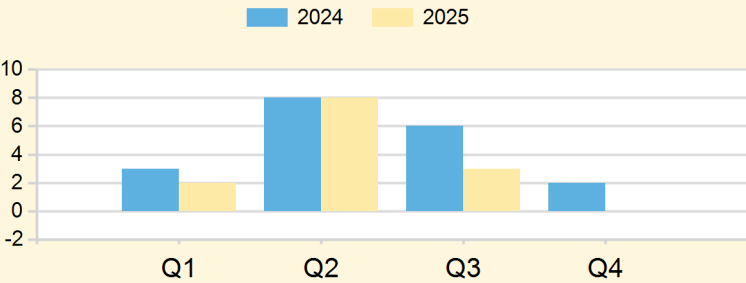
	Q1	Q2	Q3	Q4
2024	19	33	27	11
2025	17	33	22	0

Went Pending During Each Quarter



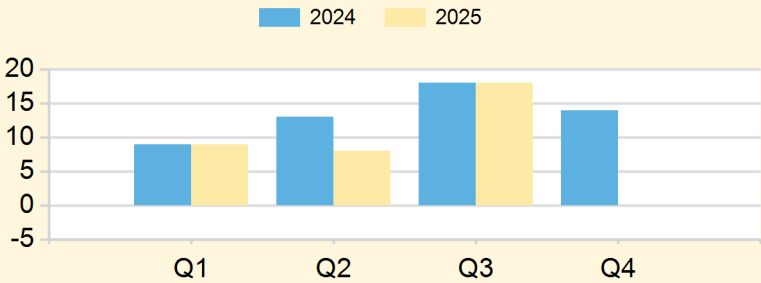
	Q1	Q2	Q3	Q4
2024	14	19	14	15
2025	8	20	13	0

Price Changed During Each Quarter



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

Sold Listings During Each Quarter



	Q1	Q2	Q3	Q4
2024	9	13	18	14
2025	9	8	18	0

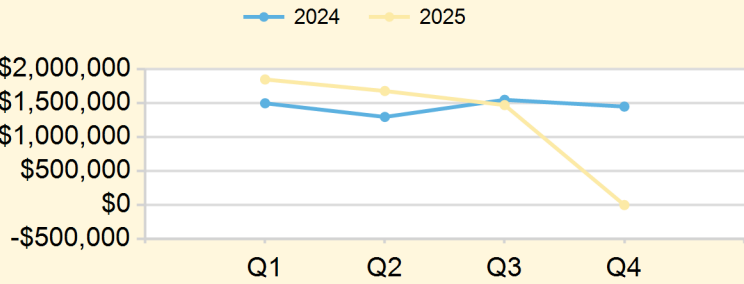
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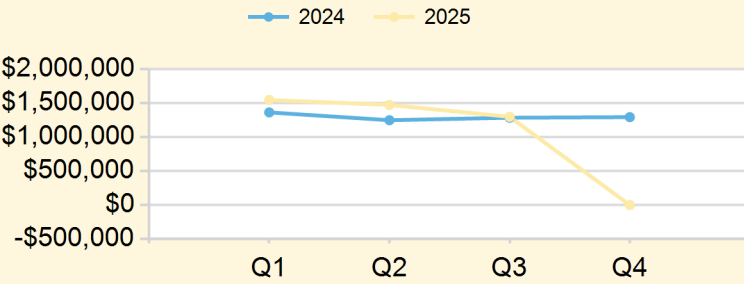
Multi Family

Listed Properties - Median List Price For Each Quarter



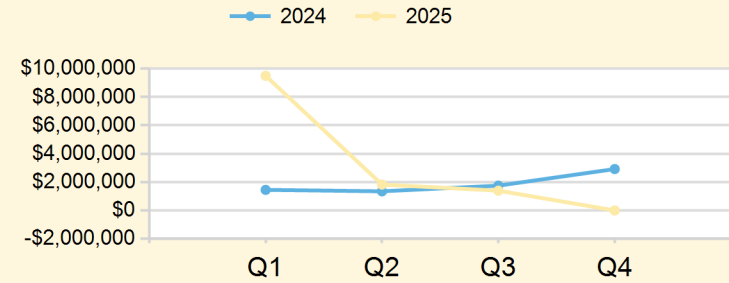
	Q1	Q2	Q3	Q4
2024	\$1,499,000.00	\$1,298,000.00	\$1,550,000.00	\$1,450,000.00
2025	\$1,850,000.00	\$1,680,000.00	\$1,472,500.00	\$0.00

Went Pending - Median List Price For Each Quarter



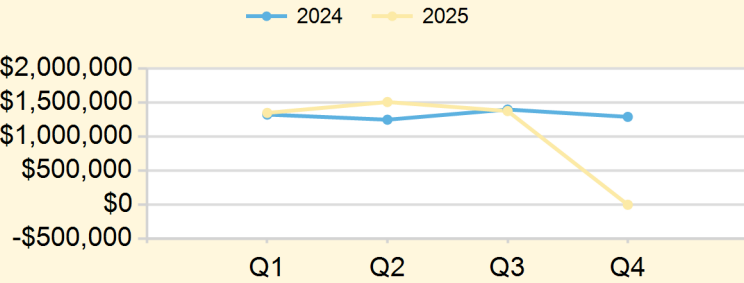
	Q1	Q2	Q3	Q4
2024	\$1,364,500.00	\$1,250,000.00	\$1,286,500.00	\$1,295,000.00
2025	\$1,547,500.00	\$1,475,000.00	\$1,300,000.00	\$0.00

Price Changed - Median List Price For Each Quarter



	Q1	Q2	Q3	Q4
2024	\$1,450,000.00	\$1,349,450.00	\$1,749,000.00	\$2,920,000.00
2025	\$9,495,500.00	\$1,824,500.00	\$1,395,000.00	\$0.00

Sold Listings - Median List Price For Each Quarter



	Q1	Q2	Q3	Q4
2024	\$1,325,000.00	\$1,250,000.00	\$1,399,495.00	\$1,291,500.00
2025	\$1,350,000.00	\$1,510,000.00	\$1,377,450.00	\$0.00

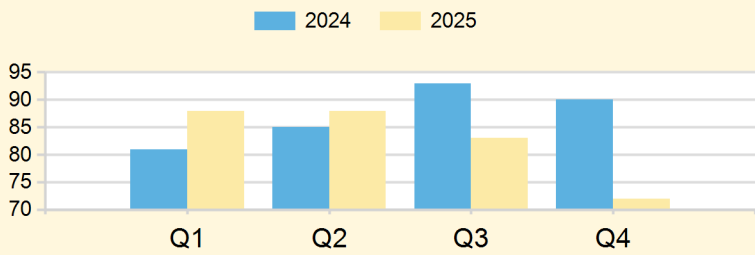
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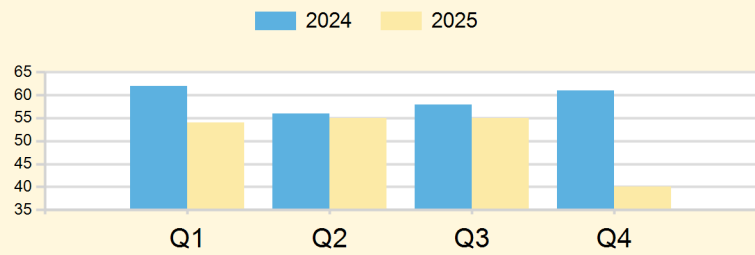
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Listed Between the Last Day of Each Quarter and 12 Months



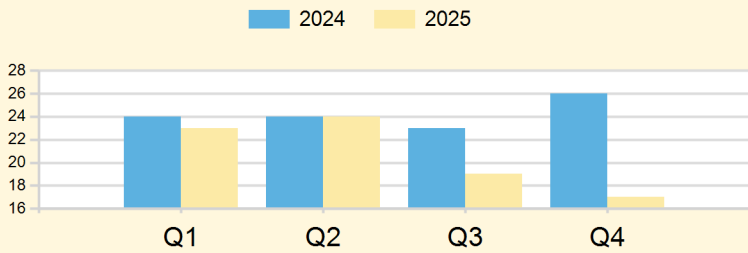
	Q1	Q2	Q3	Q4
2024	81	85	93	90
2025	88	88	83	72

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



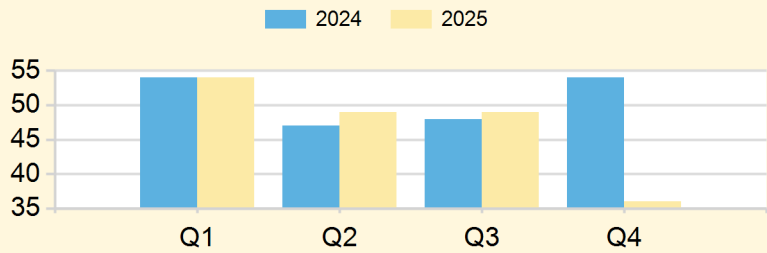
	Q1	Q2	Q3	Q4
2024	62	56	58	61
2025	54	55	55	40

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



	Q1	Q2	Q3	Q4
2024	24	24	23	26
2025	23	24	19	17

Sold Between the Last Day of Each Quarter and 12 Months



	Q1	Q2	Q3	Q4
2024	54	47	48	54
2025	54	49	49	36