Newton, MA Real Estate Market Review

2026 vs. 2025 Per Quarter

Prepared by Ryan Cook on Wednesday, September 30, 2026

Multi Family

Listing Inventory	Q1			Q2			Q3			Q4		
	2025	2026	Var.	2025	2026	Var.	2025	2026	Var.	2025	2026*	Var.
Listing Units	11	11	0	16	16	0	11	19	8	12	19	7
Avg. Days on Market	64	146	82	73	131	58	115	167	52	122	259	137
Avg. List Price	$3,627,818.09	$4,869,999.91	$1,242,181.82	$2,719,499.88	$2,685,812.44	-$33,687.44	$2,127,999.91	$2,363,625.63	$235,625.72	$3,958,749.92	$2,363,625.63	-$1,595,124.29
Avg. List $ / SqFt	$935.40	$15,882.79	$14,947.39	$748.86	$855.06	$106.20	$932.91	$807.66	-$125.25	$14,641.69	$807.66	-$13,834.03
Approx. Absorption Rate	40.91%	32.58%	-8.33%	25.52%	24.48%	-1.04%	37.12%	17.54%	-19.58%	31.25%	14.47%	-16.78%
Approx. Months Supply of Inventory	2.44	3.07	0.63	3.92	4.09	0.17	2.69	5.70	3.01	3.20	6.91	3.71

Listed (Per Quarter)	Q1			Q2			Q3			Q4		
	2025	2026	Var.	2025	2026	Var.	2025	2026	Var.	2025	2026*	Var.
Listing Units (Taken)	16	20	4	33	24	-9	22	20	-2	20	0	-20
Avg. Original List Price	$3,155,875.00	$3,071,500.00	-$84,375.00	$2,169,509.06	$2,076,945.79	-$92,563.27	$1,608,904.50	$1,617,144.35	$8,239.85	$2,794,895.00	$0.00	-$2,794,895.00
Avg. Original List $ / SqFt	$815.43	$591.66	-$223.77	$494.94	$539.20	$44.26	$527.39	$511.10	-$16.29	$8,766.98	$0.00	-$8,766.98

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)	2	3	1	8	6	-2	3	9	6	3	0	-3
Avg. Original List Price	$9,495,500.00	$6,683,000.00	-$2,812,500.00	$1,909,125.00	$1,614,816.67	-$294,308.33	$1,395,000.00	$1,683,333.22	$288,333.22	$2,324,666.67	$0.00	-$2,324,666.67
Avg. Original List $ / SqFt	$566.81	$553.53	-$13.28	$494.27	$544.12	$49.85	$489.00	$587.21	$98.21	$504.87	$0.00	-$504.87

Went Pending (Per Quarter)	Q1			Q2			Q3			Q4		
	2025	2026	Var.	2025	2026	Var.	2025	2026	Var.	2025	2026*	Var.
Listing Units (Went Pending)	8	7	-1	19	14	-5	13	14	1	9	0	-9
Avg. List Price	$1,470,375.00	$1,789,000.00	$318,625.00	$1,622,094.74	$1,604,628.50	-$17,466.24	$1,379,146.15	$1,461,278.50	$82,132.35	$1,228,766.67	$0.00	-$1,228,766.67
Avg. List $ / SqFt	$567.88	$531.86	-$36.02	$468.14	$471.37	$3.23	$468.27	$479.69	$11.42	$418.71	$0.00	-$418.71
Avg. Days to Offer	26	50	24	21	17	-4	17	39	22	21	0	-21

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Newton, MA Real Estate Market Review

2026 vs. 2025 Per Quarter

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Multi Family

Sold (Per Quarter)	Q1			Q2			Q3			Q4		
	2025	2026	Var.	2025	2026	Var.	2025	2026	Var.	2025	2026*	Var.
Closed Units (Sold)	9	8	-1	8	12	4	18	11	-7	9	0	-9
Avg. Days on Market	35	33	-2	42	33	-9	26	39	13	34	0	-34
Avg. Days to Offer	23	20	-3	33	24	-9	21	31	10	22	0	-22
Avg. Sale Price	$1,285,111.11	$1,402,787.50	$117,676.39	$1,807,376.00	$1,587,156.25	-$220,219.75	$1,380,105.56	$1,326,363.64	-$53,741.92	$1,358,888.89	$0.00	-$1,358,888.89
Avg. Sale $ / SqFt	$511.54	$395.92	-$115.62	$550.60	$516.41	-$34.19	$474.16	$468.36	-$5.80	$451.98	$0.00	-$451.98
Avg. List Price	$1,308,777.78	$1,448,112.50	$139,334.72	$1,794,237.50	$1,595,733.25	-$198,504.25	$1,383,050.00	$1,392,454.55	$9,404.55	$1,365,322.22	$0.00	-$1,365,322.22
Avg. List $ / SqFt	$518.93	$409.23	-$109.70	$541.55	$521.70	-$19.85	$472.84	$488.11	$15.27	$458.96	$0.00	-$458.96
Avg. Original List Price	$1,324,333.33	$1,454,362.50	$130,029.17	$1,806,737.50	$1,657,649.92	-$149,087.58	$1,409,161.11	$1,442,272.73	$33,111.62	$1,420,877.78	$0.00	-$1,420,877.78
Avg. Original List $ / SqFt	$525.95	$410.70	-$115.25	$546.92	$544.68	-$2.24	$481.85	$507.39	$25.54	$475.11	$0.00	-$475.11
Avg. Sale Price as % of List Price	98.33%	96.90%	-1.43%	101.72%	99.65%	-2.07%	99.95%	95.97%	-3.98%	100.84%	0.00%	-100.84%
Avg. Sale Price as % of Original List Price	97.29%	96.43%	-0.86%	100.91%	96.68%	-4.23%	98.11%	92.87%	-5.24%	97.48%	0.00%	-97.48%
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		
	2025	2026	Var.	2025	2026	Var.	2025	2026	Var.	2025	2026*	Var.
Units Listed	87	96	9	87	86	-1	82	86	4	91	64	-27
Units Price Changed	23	25	2	24	25	1	19	34	15	22	26	4
Units Went Pending	54	47	-7	54	44	-10	54	44	-10	48	35	-13
Units Sold	54	43	-11	49	47	-2	49	40	-9	45	33	-12

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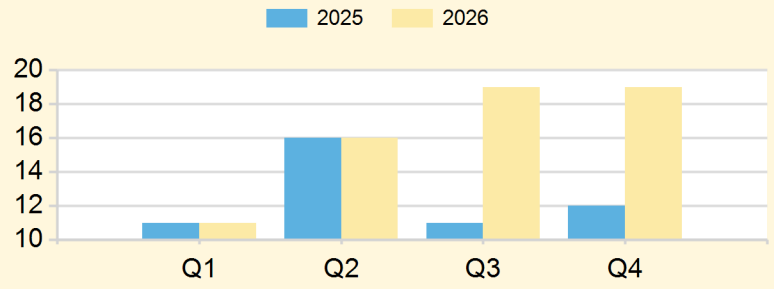
Newton, MA Real Estate Market Review

2026 vs. 2025 Per Quarter

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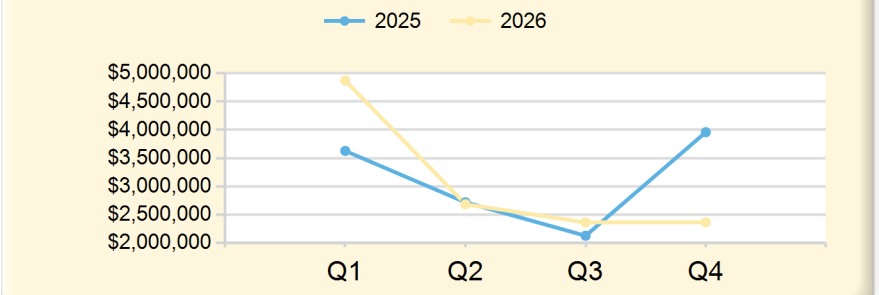
Multi Family

Listing Inventory on the Last Day of Each Quarter



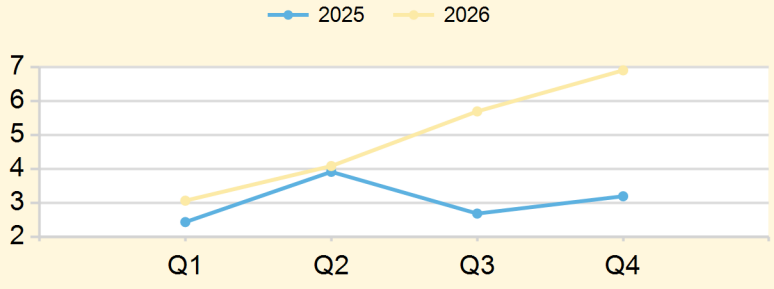
	Q1	Q2	Q3	Q4
2025	11	16	11	12
2026	11	16	19	19

Average List Price on the Last Day of Each Quarter



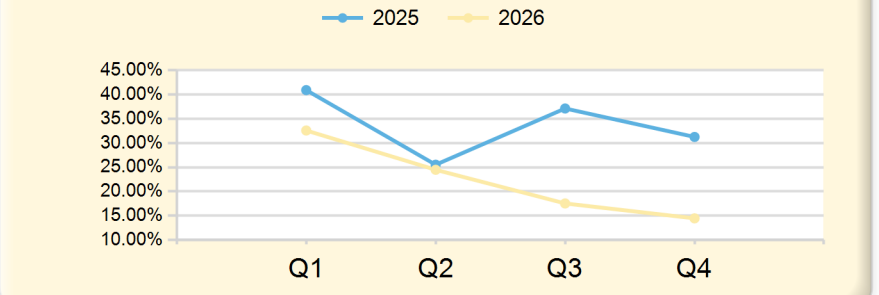
	Q1	Q2	Q3	Q4
2025	$3,627,818.09	$2,719,499.88	$2,127,999.91	$3,958,749.92
2026	$4,869,999.91	$2,685,812.44	$2,363,625.63	$2,363,625.63

Approx. Months supply per Quarter



	Q1	Q2	Q3	Q4
2025	2.44	3.92	2.69	3.20
2026	3.07	4.09	5.70	6.91

Approx. Absorption Rate Per Quarter



	Q1	Q2	Q3	Q4
2025	40.91%	25.52%	37.12%	31.25%
2026	32.58%	24.48%	17.54%	14.47%

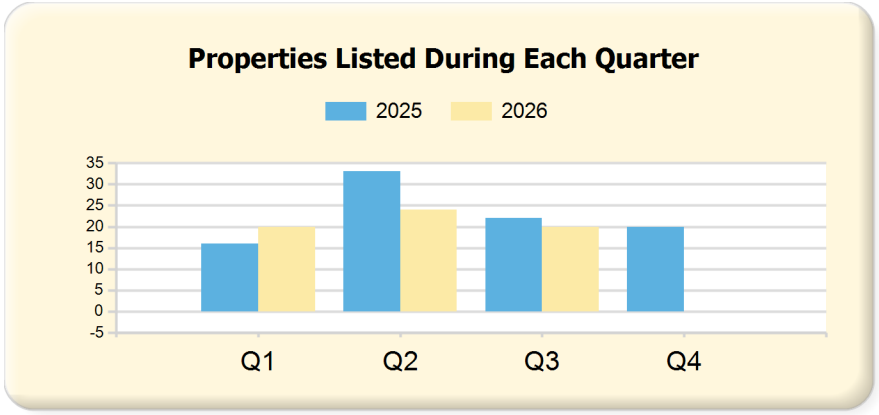
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Newton, MA Real Estate Market Review

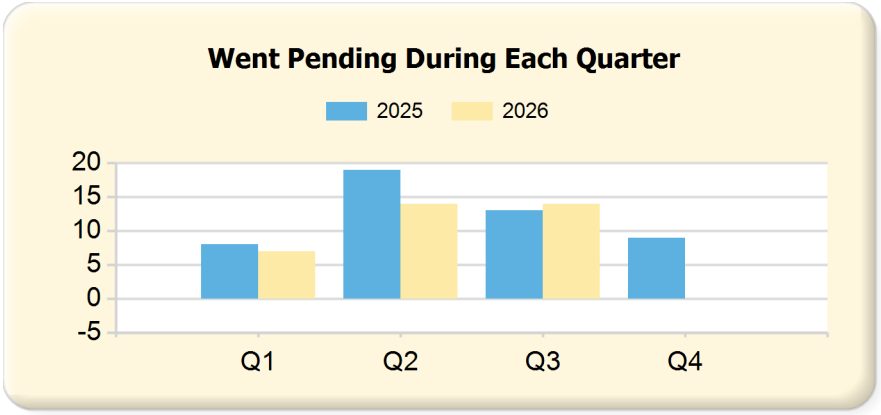
2026 vs. 2025 Per Quarter

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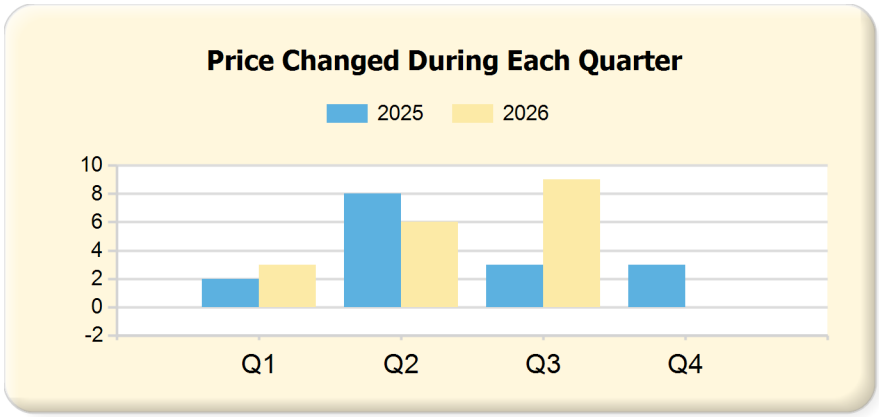
Multi Family



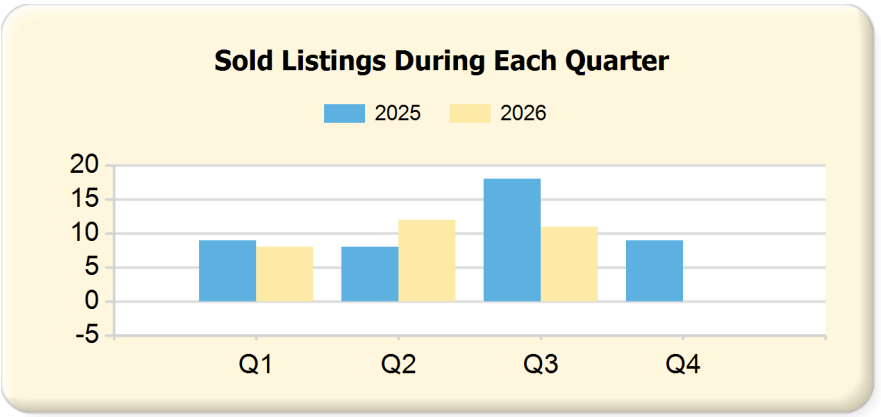
	Q1	Q2	Q3	Q4
2025	16	33	22	20
2026	20	24	20	0



	Q1	Q2	Q3	Q4
2025	8	19	13	9
2026	7	14	14	0



	Q1	Q2	Q3	Q4
2025	2	8	3	3
2026	3	6	9	0



	Q1	Q2	Q3	Q4
2025	9	8	18	9
2026	8	12	11	0

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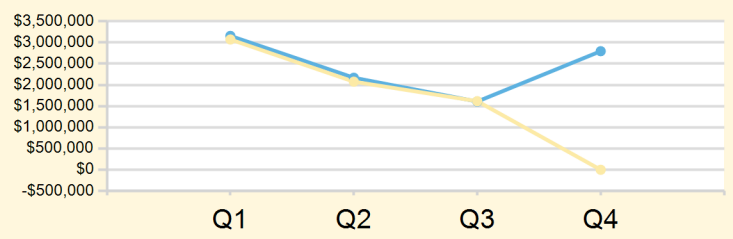
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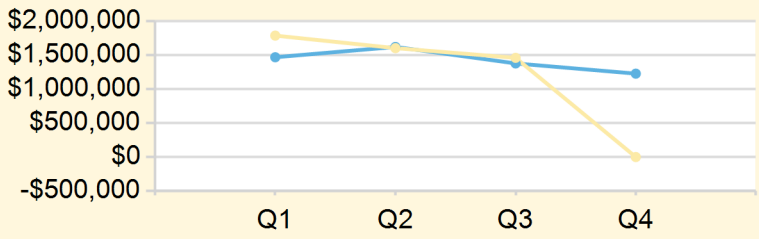
Multi Family

Listed Properties - Average List Price For Each Quarter



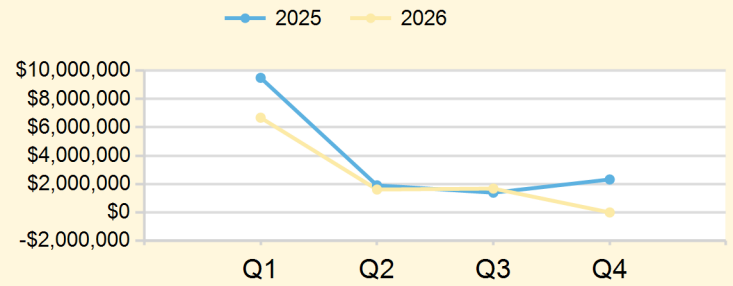
	Q1	Q2	Q3	Q4
2025	$3,155,875.00	$2,169,509.06	$1,608,904.50	$2,794,895.00
2026	$3,071,500.00	$2,076,945.79	$1,617,144.35	$0.00

Went Pending - Average List Price For Each Quarter



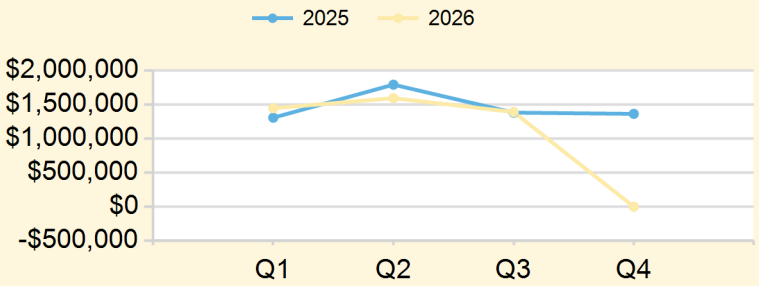
	Q1	Q2	Q3	Q4
2025	$1,470,375.00	$1,622,094.74	$1,379,146.15	$1,228,766.67
2026	$1,789,000.00	$1,604,628.50	$1,461,278.50	$0.00

Price Changed - Average List Price For Each Quarter



	Q1	Q2	Q3	Q4
2025	$9,495,500.00	$1,909,125.00	$1,395,000.00	$2,324,666.67
2026	$6,683,000.00	$1,614,816.67	$1,683,333.22	$0.00

Sold Listings - Average List Price For Each Quarter



	Q1	Q2	Q3	Q4
2025	$1,308,777.78	$1,794,237.50	$1,383,050.00	$1,365,322.22
2026	$1,448,112.50	$1,595,733.25	$1,392,454.55	$0.00

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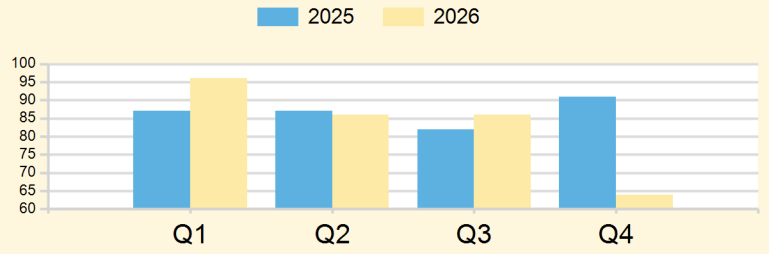
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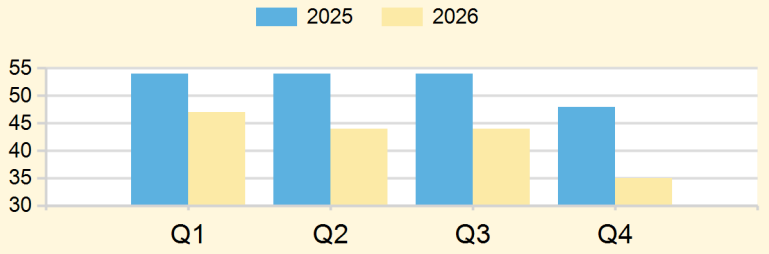
Multi Family

Listed Between the Last Day of Each Quarter and 12 Months



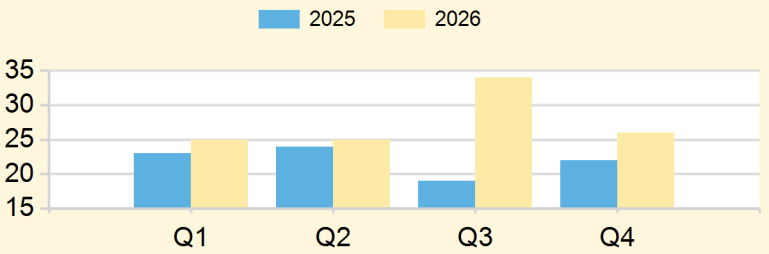
	Q1	Q2	Q3	Q4
2025	87	87	82	91
2026	96	86	86	64

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



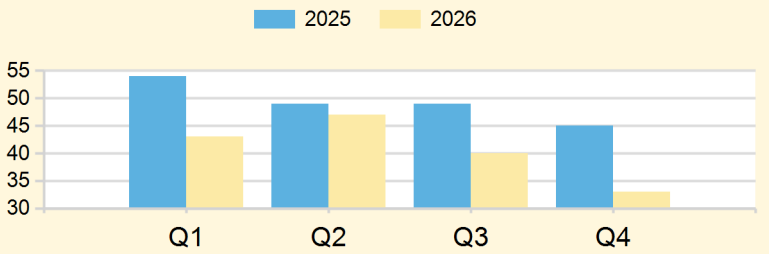
	Q1	Q2	Q3	Q4
2025	54	54	54	48
2026	47	44	44	35

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



	Q1	Q2	Q3	Q4
2025	23	24	19	22
2026	25	25	34	26

Sold Between the Last Day of Each Quarter and 12 Months



	Q1	Q2	Q3	Q4
2025	54	49	49	45
2026	43	47	40	33

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