

# Newton, MA Area Market Review

2022 vs. 2021 As of October 3, 2022

Prepared by Ryan Cook on Monday, October 03, 2022

## Condominium

Listing Inventory on October 3	2021	2022	Var.	Var. %	Trend
Listing Units	47	58	11	23.40%	↑
Average Days on Market	71	48	-23	-32.39%	↓
Average List Price	\$991,676.96	\$1,185,208.62	\$193,531.66	19.52%	↑
Average List \$ / SqFt	\$523.97	\$550.78	\$26.81	5.12%	↑
Approximate Absorption Rate	77.66%	47.41%	-30.25%	-38.95%	↓
Approximate Months Supply of Inventory	1.29	2.11	0.82	63.57%	↑
Listed (Year to Date)	2021	2022	Var.	Var. %	Trend
Listing Units (Taken)	443	402	-41	-9.26%	↓
Average Original List Price	\$935,600.51	\$1,113,460.63	\$177,860.12	19.01%	↑
Average Original List \$ / SqFt	\$509.10	\$558.31	\$49.21	9.67%	↑
Went Pending (Year to Date)	2021	2022	Var.	Var. %	Trend
Listing Units (Went Pending)	386	273	-113	-29.27%	↓
Average List Price	\$929,543.65	\$1,048,360.34	\$118,816.69	12.78%	↑
Average List \$ / SqFt	\$502.83	\$539.34	\$36.51	7.26%	↑
Average Days to Offer	28	19	-9	-32.14%	↓
Listed & Price Changed (Year to Date)	2021	2022	Var.	Var. %	Trend
Listing Units (Price Changed)	113	95	-18	-15.93%	↓
Average Original List Price	\$925,116.67	\$1,010,536.84	\$85,420.17	9.23%	↑
Average Original List \$ / SqFt	\$531.72	\$590.79	\$59.07	11.11%	↑
Sold (Year to Date)	2021	2022	Var.	Var. %	Trend
Closed Units (Sold)	350	248	-102	-29.14%	↓
Average Days on Market	45	30	-15	-33.33%	↓
Average Days to Offer	31	21	-10	-32.26%	↓
Average Sale Price	\$934,710.58	\$1,026,908.25	\$92,197.67	9.86%	↑
Average Sale \$ / SqFt	\$497.81	\$536.25	\$38.44	7.72%	↑
Average List Price	\$928,457.38	\$1,015,372.01	\$86,914.63	9.36%	↑
Average List \$ / SqFt	\$495.22	\$530.07	\$34.85	7.04%	↑
Average Original List Price	\$941,476.47	\$1,023,714.71	\$82,238.24	8.74%	↑
Average Original List \$ / SqFt	\$502.39	\$534.65	\$32.26	6.42%	↑
Average Sale Price as % of List Price	100.68%	101.34%	0.66%	0.66%	↑
Average Sale Price as % of Original List Price	99.41%	100.49%	1.08%	1.09%	↑
Sold Units - Short Sale	0	0	0	0%	↔
Sold Units - Lender-Owned	0	0	0	0%	↔
12-Month Activity as of October 3	2021	2022	Var.	Var. %	Trend
Units Listed	534	451	-83	-15.54%	↓
Units Price Changed	144	112	-32	-22.22%	↓
Units Went Pending	480	333	-147	-30.63%	↓
Units Sold	438	330	-108	-24.66%	↓

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