

Newton, MA Area Market Review

2024 vs. 2023 As of June 28, 2024

Prepared by Ryan Cook on Monday, July 01, 2024

Multi Family

Listing Inventory on June 28	2023	2024	Var.	Var. %	Trend
Listing Units	12	14	2	16.67%	↑
Average Days on Market	59	39	-20	-33.90%	↓
Average List Price	\$1,857,250.00	\$1,571,842.07	-\$285,407.93	-15.37%	↓
Average List \$ / SqFt	\$489.85	\$446.59	-\$43.26	-8.83%	↓
Approximate Absorption Rate	39.58%	29.17%	-10.41%	-26.30%	↓
Approximate Months Supply of Inventory	2.53	3.43	0.90	35.57%	↑
Listed (Year to Date)	2023	2024	Var.	Var. %	Trend
Listing Units (Taken)	52	52	0	0%	↔
Average Original List Price	\$1,866,823.06	\$1,528,376.50	-\$338,446.56	-18.13%	↓
Average Original List \$ / SqFt	\$463.71	\$476.13	\$12.42	2.68%	↑
Went Pending (Year to Date)	2023	2024	Var.	Var. %	Trend
Listing Units (Went Pending)	33	33	0	0%	↔
Average List Price	\$1,534,706.00	\$1,359,211.82	-\$175,494.18	-11.44%	↓
Average List \$ / SqFt	\$441.95	\$456.50	\$14.55	3.29%	↑
Average Days to Offer	22	12	-10	-45.45%	↓
Listed & Price Changed (Year to Date)	2023	2024	Var.	Var. %	Trend
Listing Units (Price Changed)	12	13	1	8.33%	↑
Average Original List Price	\$2,249,083.33	\$1,694,522.23	-\$554,561.10	-24.66%	↓
Average Original List \$ / SqFt	\$480.80	\$514.96	\$34.16	7.10%	↑
Sold (Year to Date)	2023	2024	Var.	Var. %	Trend
Closed Units (Sold)	25	22	-3	-12%	↓
Average Days on Market	33	22	-11	-33.33%	↓
Average Days to Offer	24	16	-8	-33.33%	↓
Average Sale Price	\$1,498,420.00	\$1,360,318.18	-\$138,101.82	-9.22%	↓
Average Sale \$ / SqFt	\$406.49	\$453.42	\$46.93	11.55%	↑
Average List Price	\$1,508,856.00	\$1,340,636.36	-\$168,219.64	-11.15%	↓
Average List \$ / SqFt	\$408.64	\$446.94	\$38.30	9.37%	↑
Average Original List Price	\$1,537,136.00	\$1,356,136.36	-\$180,999.64	-11.78%	↓
Average Original List \$ / SqFt	\$415.86	\$454.73	\$38.87	9.35%	↑
Average Sale Price as % of List Price	100.25%	101.61%	1.36%	1.36%	↑
Average Sale Price as % of Original List Price	98.94%	100.16%	1.22%	1.23%	↑
Sold Units - Short Sale	0	0	0	0%	↔
Sold Units - Lender-Owned	0	0	0	0%	↔
12-Month Activity as of June 28	2023	2024	Var.	Var. %	Trend
Units Listed	93	87	-6	-6.45%	↓
Units Price Changed	25	24	-1	-4%	↓
Units Went Pending	60	56	-4	-6.67%	↓
Units Sold	57	49	-8	-14.04%	↓

Newton, MA Area Market Review

2024 vs. 2023 As of June 28, 2024

Prepared by Ryan Cook on Monday, July 01, 2024

Multi Family

