

Newton, MA Area Market Review

2022 vs. 2021 As of October 3, 2022

Prepared by Ryan Cook on Monday, October 03, 2022

Single Family

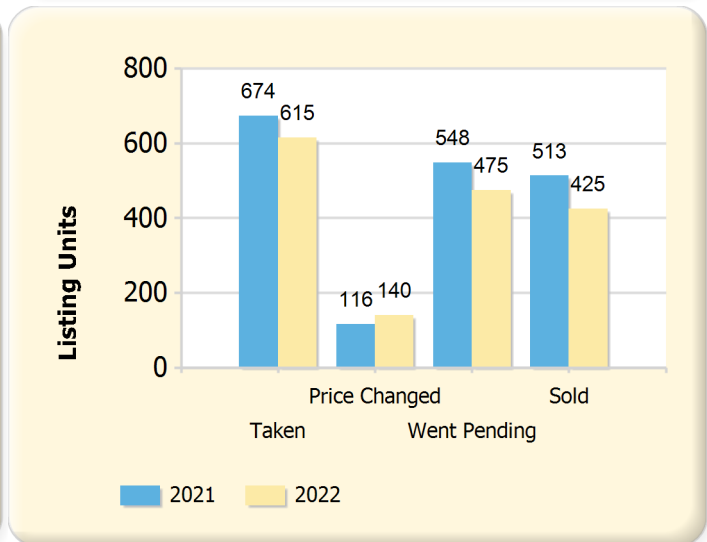
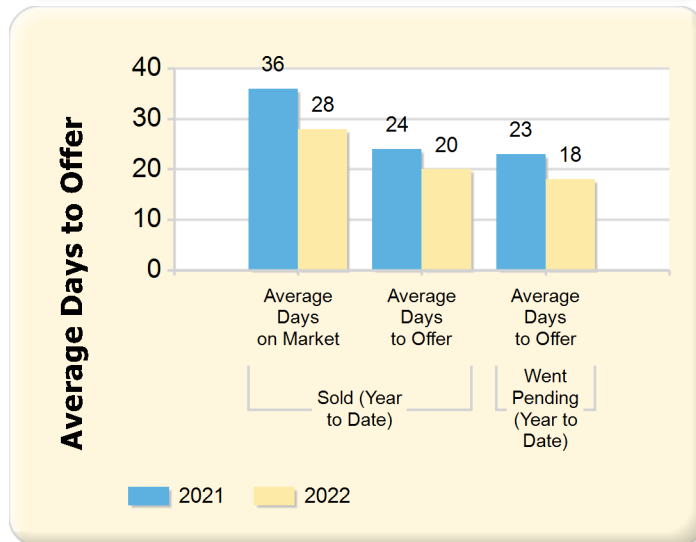
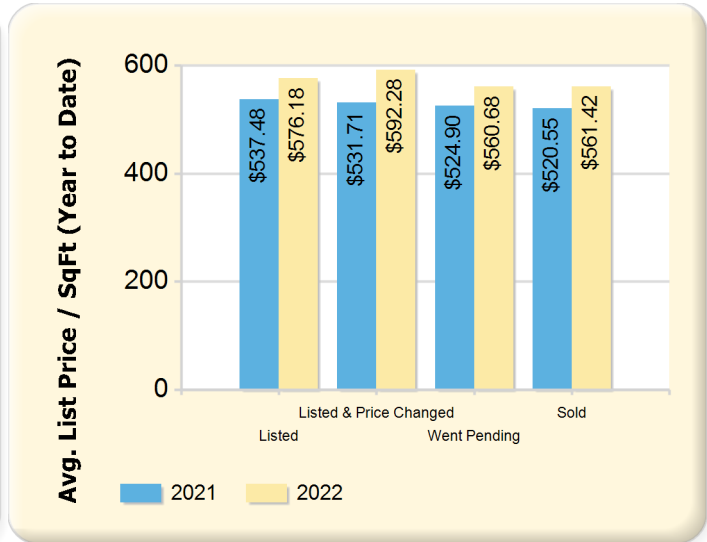
Listing Inventory on October 3	2021	2022	Var.	Var. %	Trend
Listing Units	87	86	-1	-1.15%	↓
Average Days on Market	40	61	21	52.50%	↑
Average List Price	\$2,205,104.57	\$2,543,664.69	\$338,560.12	15.35%	↑
Average List \$ / SqFt	\$554.08	\$571.55	\$17.47	3.15%	↑
Approximate Absorption Rate	65.90%	54.65%	-11.25%	-17.07%	↓
Approximate Months Supply of Inventory	1.52	1.83	0.31	20.39%	↑
Listed (Year to Date)	2021	2022	Var.	Var. %	Trend
Listing Units (Taken)	674	615	-59	-8.75%	↓
Average Original List Price	\$1,872,237.67	\$2,090,846.59	\$218,608.92	11.68%	↑
Average Original List \$ / SqFt	\$537.48	\$576.18	\$38.70	7.20%	↑
Went Pending (Year to Date)	2021	2022	Var.	Var. %	Trend
Listing Units (Went Pending)	548	475	-73	-13.32%	↓
Average List Price	\$1,749,004.86	\$1,897,282.87	\$148,278.01	8.48%	↑
Average List \$ / SqFt	\$524.90	\$560.68	\$35.78	6.82%	↑
Average Days to Offer	23	18	-5	-21.74%	↓
Listed & Price Changed (Year to Date)	2021	2022	Var.	Var. %	Trend
Listing Units (Price Changed)	116	140	24	20.69%	↑
Average Original List Price	\$1,975,869.82	\$2,303,110.64	\$327,240.82	16.56%	↑
Average Original List \$ / SqFt	\$531.71	\$592.28	\$60.57	11.39%	↑
Sold (Year to Date)	2021	2022	Var.	Var. %	Trend
Closed Units (Sold)	513	425	-88	-17.15%	↓
Average Days on Market	36	28	-8	-22.22%	↓
Average Days to Offer	24	20	-4	-16.67%	↓
Average Sale Price	\$1,782,664.21	\$1,985,594.03	\$202,929.82	11.38%	↑
Average Sale \$ / SqFt	\$530.84	\$585.00	\$54.16	10.20%	↑
Average List Price	\$1,768,031.68	\$1,941,117.59	\$173,085.91	9.79%	↑
Average List \$ / SqFt	\$520.55	\$561.42	\$40.87	7.85%	↑
Average Original List Price	\$1,791,527.27	\$1,976,124.62	\$184,597.35	10.30%	↑
Average Original List \$ / SqFt	\$526.45	\$569.65	\$43.20	8.21%	↑
Average Sale Price as % of List Price	102.14%	104.33%	2.19%	2.14%	↑
Average Sale Price as % of Original List Price	101.07%	102.96%	1.89%	1.87%	↑
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	803	723	-80	-9.96%	↓
Units Price Changed	146	153	7	4.79%	↑
Units Went Pending	699	603	-96	-13.73%	↓
Units Sold	688	564	-124	-18.02%	↓

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12 Months Activity

