

Newton, MA Real Estate Market Review

2025 vs. 2024 Per Quarter

Prepared by Ryan Cook on Wednesday, October 01, 2025

Condominium

Listing Inventory	Q1			Q2			Q3			Q4		
	2024	2025	Var.	2024	2025	Var.	2024	2025	Var.	2024	2025*	Var.
Listing Units	50	63	13	62	101	39	68	97	29	32	97	65
Median Days on Market	32	27	-5	31	40	9	26	27	1	73	119	46
Median List Price	\$1,398,500.00	\$1,138,000.00	-\$260,500.00	\$1,462,000.00	\$1,300,000.00	-\$162,000.00	\$1,224,000.00	\$1,199,000.00	-\$25,000.00	\$1,517,500.00	\$1,199,000.00	-\$318,500.00
Median List \$ / SqFt	\$567.75	\$595.28	\$27.53	\$570.75	\$575.73	\$4.98	\$583.85	\$567.87	-\$15.98	\$561.59	\$570.71	\$9.12
Approx. Absorption Rate	51.50%	35.71%	-15.79%	39.52%	23.51%	-16.01%	33.21%	26.37%	-6.84%	71.09%	20.02%	-51.07%
Approx. Months Supply of Inventory	1.94	2.80	0.86	2.53	4.25	1.72	3.01	3.79	0.78	1.41	5.00	3.59
Listed (Per Quarter)	Q1			Q2			Q3			Q4		
	2024	2025	Var.	2024	2025	Var.	2024	2025	Var.	2024	2025*	Var.
Listing Units (Taken)	113	126	13	127	189	62	104	133	29	74	1	-73
Median Original List Price	\$1,275,000.00	\$1,249,500.00	-\$25,500.00	\$1,295,000.00	\$1,299,000.00	\$4,000.00	\$1,159,000.00	\$1,089,000.00	-\$70,000.00	\$1,435,000.00	\$1,200,000.00	-\$235,000.00
Median Original List \$ / SqFt	\$575.00	\$592.89	\$17.89	\$575.76	\$574.76	-\$1.00	\$590.15	\$572.57	-\$17.58	\$572.85	\$622.73	\$49.88
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)	19	20	1	24	51	27	20	26	6	7	0	-7
Median Original List Price	\$1,489,000.00	\$902,250.00	-\$586,750.00	\$1,519,000.00	\$1,279,000.00	-\$240,000.00	\$1,364,000.00	\$1,250,000.00	-\$114,000.00	\$2,195,000.00	\$0.00	-\$2,195,000.00
Median Original List \$ / SqFt	\$569.53	\$564.95	-\$4.58	\$568.84	\$586.68	\$17.84	\$571.10	\$574.86	\$3.76	\$559.71	\$0.00	-\$559.71
Went Pending (Per Quarter)	Q1			Q2			Q3			Q4		
	2024	2025	Var.	2024	2025	Var.	2024	2025	Var.	2024	2025*	Var.
Listing Units (Went Pending)	82	76	-6	91	113	22	67	87	20	72	1	-71
Median List Price	\$1,172,000.00	\$1,210,000.00	\$38,000.00	\$1,045,000.00	\$1,090,000.00	\$45,000.00	\$1,100,000.00	\$998,000.00	-\$102,000.00	\$1,237,500.00	\$1,998,000.00	\$760,500.00
Median List \$ / SqFt	\$566.78	\$563.25	-\$3.53	\$557.32	\$562.87	\$5.55	\$566.67	\$587.15	\$20.48	\$591.83	\$559.19	-\$32.64
Median Days to Offer	13	14	1	11	8	-3	16	27	11	24	105	81

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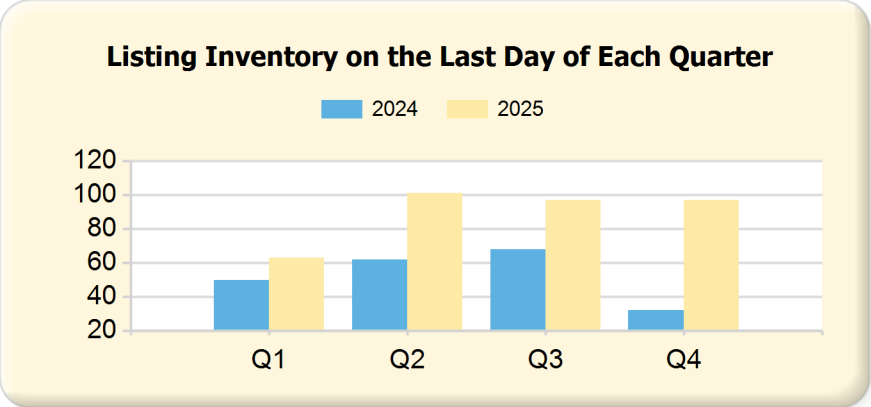
Sold (Per Quarter)	Q1			Q2			Q3			Q4		
	2024	2025	Var.	2024	2025	Var.	2024	2025	Var.	2024	2025*	Var.
Closed Units (Sold)	53	50	-3	71	86	15	78	97	19	71	0	-71
Median Days on Market	35	49	14	19	21	2	26	30	4	27	0	-27
Median Days to Offer	15	24	9	9	8	-1	12	19	7	18	0	-18
Median Sale Price	\$1,200,000.00	\$1,151,000.00	-\$49,000.00	\$1,100,000.00	\$1,252,450.00	\$152,450.00	\$984,500.00	\$1,080,000.00	\$95,500.00	\$1,150,000.00	\$0.00	-\$1,150,000.00
Median Sale \$ / SqFt	\$556.85	\$528.72	-\$28.13	\$559.90	\$593.33	\$33.43	\$563.50	\$555.06	-\$8.44	\$581.20	\$0.00	-\$581.20
Median List Price	\$1,199,000.00	\$1,159,000.00	-\$40,000.00	\$1,120,000.00	\$1,204,500.00	\$84,500.00	\$999,000.00	\$1,080,000.00	\$81,000.00	\$1,199,000.00	\$0.00	-\$1,199,000.00
Median List \$ / SqFt	\$551.25	\$549.51	-\$1.74	\$565.30	\$574.71	\$9.41	\$565.94	\$571.32	\$5.38	\$583.50	\$0.00	-\$583.50
Median Original List Price	\$1,199,000.00	\$1,159,000.00	-\$40,000.00	\$1,135,000.00	\$1,219,500.00	\$84,500.00	\$1,062,000.00	\$1,200,000.00	\$138,000.00	\$1,199,000.00	\$0.00	-\$1,199,000.00
Median Original List \$ / SqFt	\$566.86	\$560.26	-\$6.60	\$566.78	\$583.96	\$17.18	\$567.83	\$583.33	\$15.50	\$585.78	\$0.00	-\$585.78
Median Sale Price as % of List Price	99.19%	98.05%	-1.14%	99.47%	100.00%	0.53%	100.00%	98.61%	-1.39%	98.03%	0.00%	-98.03%
Median Sale Price as % of Original List Price	98.24%	97.81%	-0.43%	99.12%	100.00%	0.88%	99.03%	97.44%	-1.59%	96.95%	0.00%	-96.95%
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	423	431	8	403	494	91	399	522	123	418	449	31
Units Price Changed	103	113	10	103	144	41	111	158	47	120	142	22
Units Went Pending	325	302	-23	300	323	23	276	340	64	303	269	-34
Units Sold	309	270	-39	294	285	-9	271	307	36	273	233	-40

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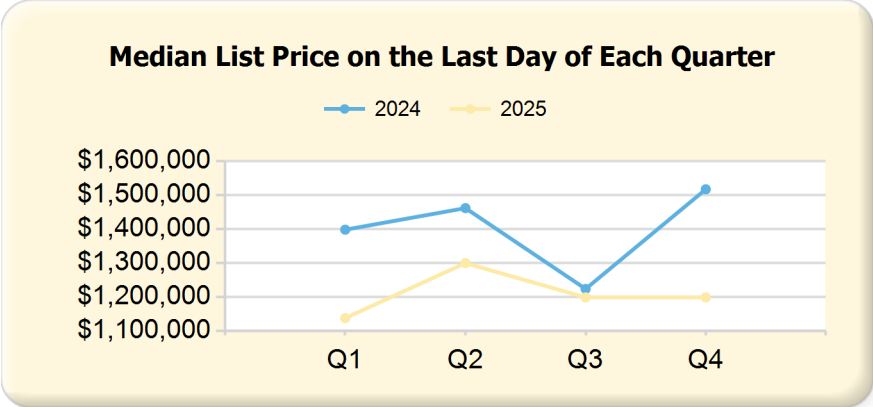
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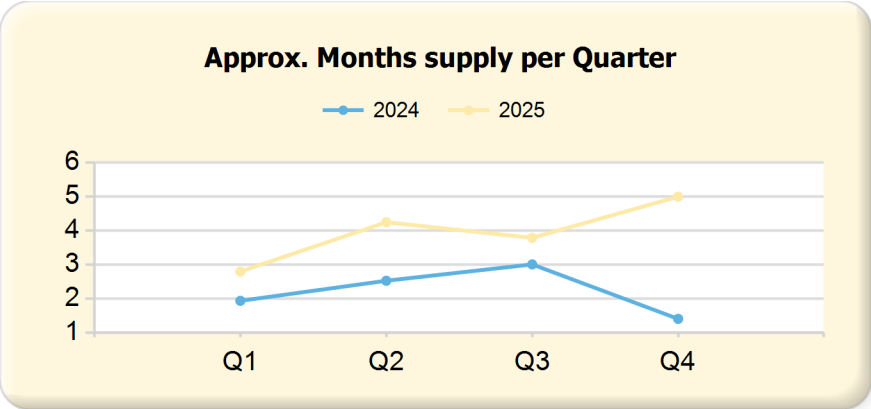
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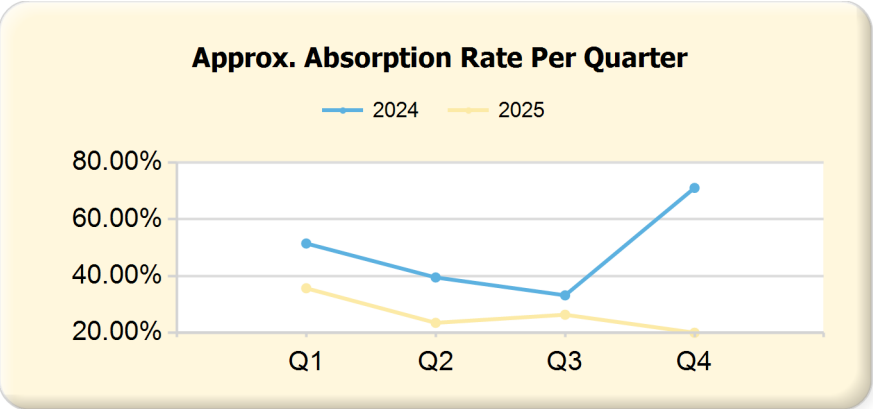
	Q1	Q2	Q3	Q4
2024	50	62	68	32
2025	63	101	97	97



	Q1	Q2	Q3	Q4
2024	\$1,398,500.00	\$1,462,000.00	\$1,224,000.00	\$1,517,500.00
2025	\$1,138,000.00	\$1,300,000.00	\$1,199,000.00	\$1,199,000.00



	Q1	Q2	Q3	Q4
2024	1.94	2.53	3.01	1.41
2025	2.80	4.25	3.79	5.00



	Q1	Q2	Q3	Q4
2024	51.50%	39.52%	33.21%	71.09%
2025	35.71%	23.51%	26.37%	20.02%

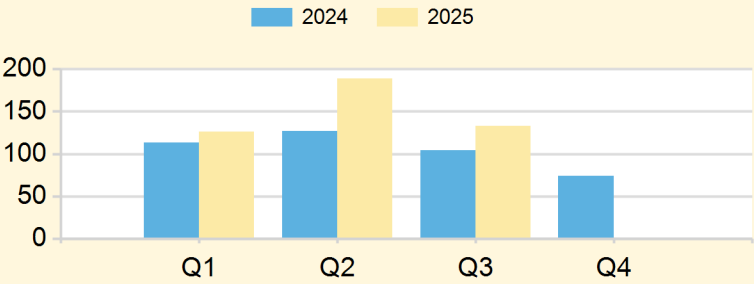
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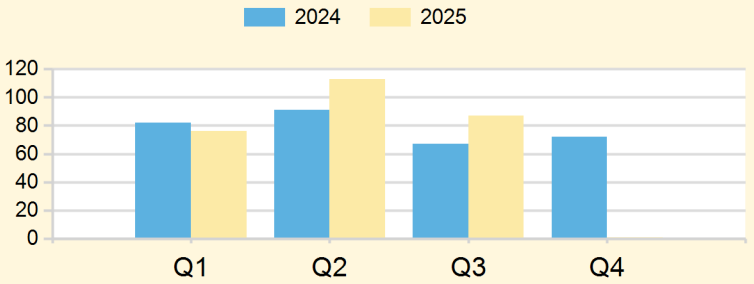
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Properties Listed During Each Quarter



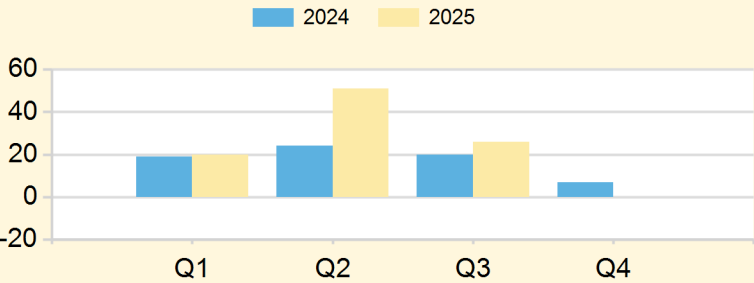
	Q1	Q2	Q3	Q4
2024	113	127	104	74
2025	126	189	133	1

Went Pending During Each Quarter



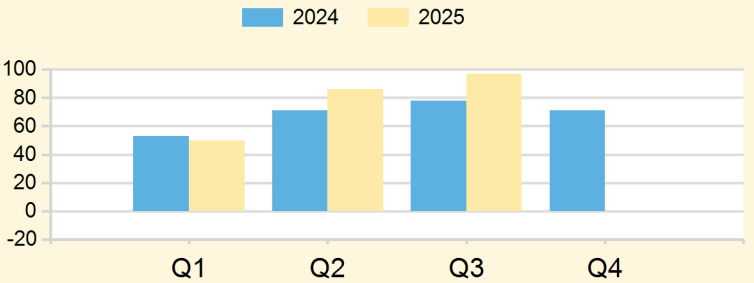
	Q1	Q2	Q3	Q4
2024	82	91	67	72
2025	76	113	87	1

Price Changed During Each Quarter



	Q1	Q2	Q3	Q4
2024	19	24	20	7
2025	20	51	26	0

Sold Listings During Each Quarter



	Q1	Q2	Q3	Q4
2024	53	71	78	71
2025	50	86	97	0

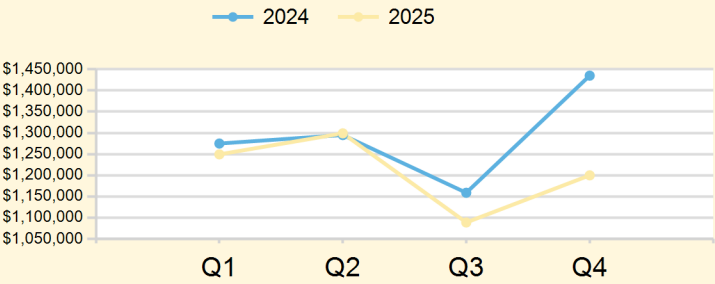
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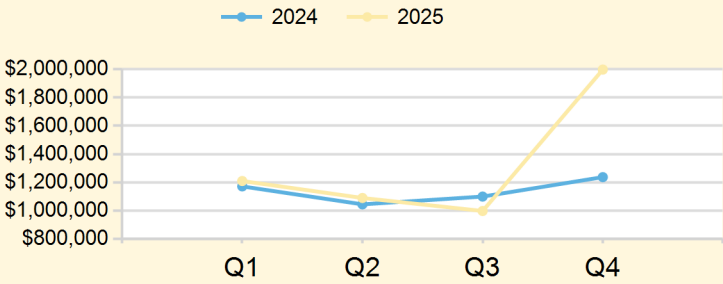
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Listed Properties - Median List Price For Each Quarter



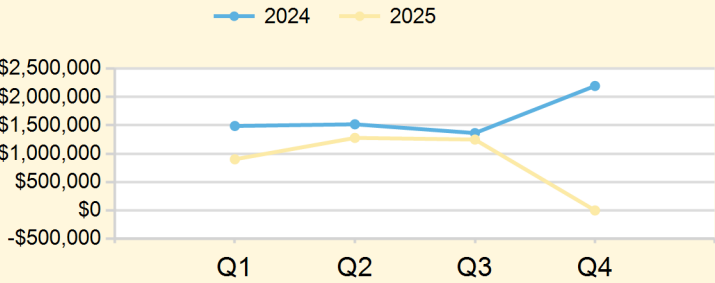
	Q1	Q2	Q3	Q4
2024	\$1,275,000.00	\$1,295,000.00	\$1,159,000.00	\$1,435,000.00
2025	\$1,249,500.00	\$1,299,000.00	\$1,089,000.00	\$1,200,000.00

Went Pending - Median List Price For Each Quarter



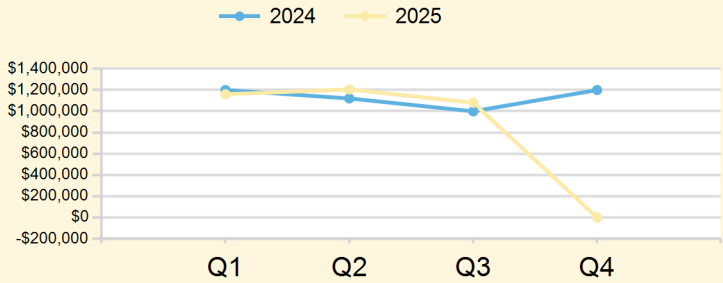
	Q1	Q2	Q3	Q4
2024	\$1,172,000.00	\$1,045,000.00	\$1,100,000.00	\$1,237,500.00
2025	\$1,210,000.00	\$1,090,000.00	\$998,000.00	\$1,998,000.00

Price Changed - Median List Price For Each Quarter



	Q1	Q2	Q3	Q4
2024	\$1,489,000.00	\$1,519,000.00	\$1,364,000.00	\$2,195,000.00
2025	\$902,250.00	\$1,279,000.00	\$1,250,000.00	\$0.00

Sold Listings - Median List Price For Each Quarter



	Q1	Q2	Q3	Q4
2024	\$1,199,000.00	\$1,120,000.00	\$999,000.00	\$1,199,000.00
2025	\$1,159,000.00	\$1,204,500.00	\$1,080,000.00	\$0.00

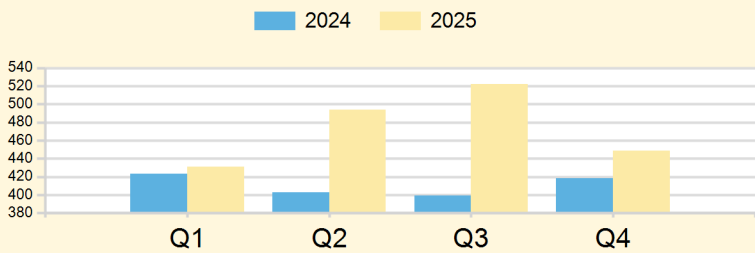
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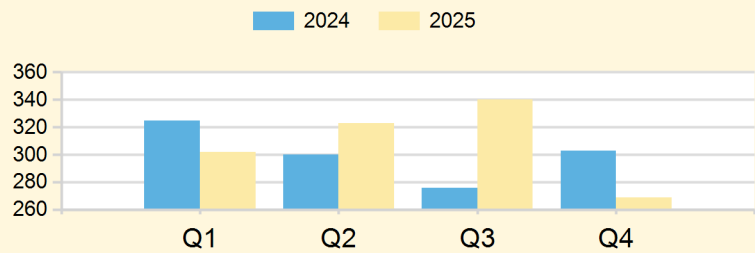
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Listed Between the Last Day of Each Quarter and 12 Months



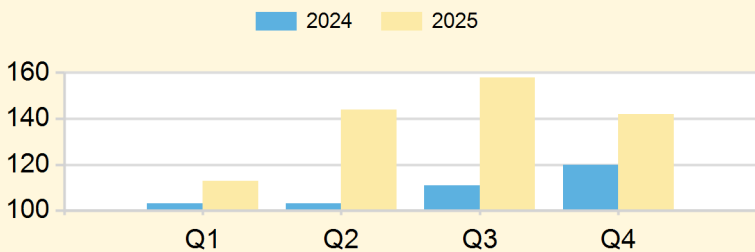
	Q1	Q2	Q3	Q4
2024	423	403	399	418
2025	431	494	522	449

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



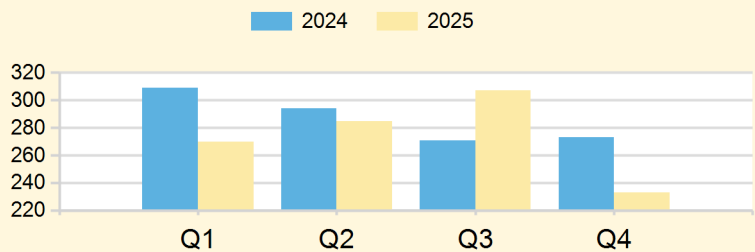
	Q1	Q2	Q3	Q4
2024	325	300	276	303
2025	302	323	340	269

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



	Q1	Q2	Q3	Q4
2024	103	103	111	120
2025	113	144	158	142

Sold Between the Last Day of Each Quarter and 12 Months



	Q1	Q2	Q3	Q4
2024	309	294	271	273
2025	270	285	307	233