

Newton, MA Real Estate Market Review

2023 vs. 2022 Per Quarter

Prepared by Ryan Cook on Wednesday, April 05, 2023

Condominium

Listing Inventory	Q1			Q2			Q3			Q4		
	2022	2023	Var.	2022	2023*	Var.	2022	2023*	Var.	2022	2023*	Var.
Listing Units	32	47	15	69	46	-23	56	0	-56	39	0	-39
Avg. Days on Market	40	53	13	39	149	110	46	0	-46	96	0	-96
Avg. List Price	\$1,115,584.38	\$1,311,285.11	\$195,700.73	\$1,221,802.90	\$1,342,617.39	\$120,814.49	\$1,188,287.50	\$0.00	-\$1,188,287.50	\$1,476,987.18	\$0.00	-\$1,476,987.18
Avg. List \$ / SqFt	\$651.54	\$569.11	-\$82.43	\$569.61	\$568.76	-\$0.85	\$550.85	\$0.00	-\$550.85	\$627.84	\$0.00	-\$627.84
Approx. Absorption Rate	106.25%	53.55%	-52.70%	41.55%	37.32%	-4.23%	49.55%	0.00%	-49.55%	68.59%	0.00%	-68.59%
Approx. Months Supply of Inventory	0.94	1.87	0.93	2.41	2.68	0.27	2.02	0.00	-2.02	1.46	0.00	-1.46
Listed (Per Quarter)	Q1			Q2			Q3			Q4		
	2022	2023	Var.	2022	2023*	Var.	2022	2023*	Var.	2022	2023*	Var.
Listing Units (Taken)	97	102	5	192	2	-190	113	0	-113	67	0	-67
Avg. Original List Price	\$1,017,534.91	\$1,225,805.75	\$208,270.84	\$1,164,689.00	\$782,500.00	-\$382,189.00	\$1,108,761.06	\$0.00	-\$1,108,761.06	\$1,259,404.48	\$0.00	-\$1,259,404.48
Avg. Original List \$ / SqFt	\$576.63	\$557.04	-\$19.59	\$551.79	\$501.90	-\$49.89	\$553.59	\$0.00	-\$553.59	\$605.33	\$0.00	-\$605.33
Listed & Price Changed (Per Quarter)	Q1			Q2			Q3			Q4		
	2022	2023	Var.	2022	2023*	Var.	2022	2023*	Var.	2022	2023*	Var.
Listing Units (Price Changed)	6	23	17	41	0	-41	21	0	-21	16	0	-16
Avg. Original List Price	\$1,009,816.67	\$1,441,452.17	\$431,635.50	\$1,067,526.83	\$0.00	-\$1,067,526.83	\$1,047,180.95	\$0.00	-\$1,047,180.95	\$1,030,787.50	\$0.00	-\$1,030,787.50
Avg. Original List \$ / SqFt	\$721.19	\$571.03	-\$150.16	\$569.66	\$0.00	-\$569.66	\$541.55	\$0.00	-\$541.55	\$583.50	\$0.00	-\$583.50
Went Pending (Per Quarter)	Q1			Q2			Q3			Q4		
	2022	2023	Var.	2022	2023*	Var.	2022	2023*	Var.	2022	2023*	Var.
Listing Units (Went Pending)	73	73	0	129	5	-124	77	0	-77	53	0	-53
Avg. List Price	\$1,006,729.93	\$1,149,132.85	\$142,402.92	\$1,057,233.23	\$1,186,200.00	\$128,966.77	\$1,053,337.65	\$0.00	-\$1,053,337.65	\$953,801.89	\$0.00	-\$953,801.89
Avg. List \$ / SqFt	\$545.84	\$535.48	-\$10.36	\$540.55	\$489.32	-\$51.23	\$528.50	\$0.00	-\$528.50	\$547.76	\$0.00	-\$547.76
Avg. Days to Offer	21	32	11	18	20	2	28	0	-28	37	0	-37

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Sold (Per Quarter)	Q1			Q2			Q3			Q4		
	2022	2023	Var.	2022	2023*	Var.	2022	2023*	Var.	2022	2023*	Var.
Closed Units (Sold)	56	35	-21	97	0	-97	97	0	-97	70	0	-70
Avg. Days on Market	55	61	6	19	0	-19	27	0	-27	40	0	-40
Avg. Days to Offer	38	37	-1	13	0	-13	19	0	-19	30	0	-30
Avg. Sale Price	\$992,734.59	\$1,081,168.57	\$88,433.98	\$1,071,267.01	\$0.00	-\$1,071,267.01	\$1,003,816.60	\$0.00	-\$1,003,816.60	\$1,059,104.29	\$0.00	-\$1,059,104.29
Avg. Sale \$ / SqFt	\$518.99	\$524.30	\$5.31	\$547.28	\$0.00	-\$547.28	\$533.50	\$0.00	-\$533.50	\$523.65	\$0.00	-\$523.65
Avg. List Price	\$998,401.32	\$1,105,508.57	\$107,107.25	\$1,035,342.25	\$0.00	-\$1,035,342.25	\$1,005,541.10	\$0.00	-\$1,005,541.10	\$1,079,094.29	\$0.00	-\$1,079,094.29
Avg. List \$ / SqFt	\$518.12	\$534.73	\$16.61	\$531.00	\$0.00	-\$531.00	\$533.78	\$0.00	-\$533.78	\$532.20	\$0.00	-\$532.20
Avg. Original List Price	\$1,014,294.16	\$1,116,277.14	\$101,982.98	\$1,036,155.54	\$0.00	-\$1,036,155.54	\$1,016,882.35	\$0.00	-\$1,016,882.35	\$1,096,035.71	\$0.00	-\$1,096,035.71
Avg. Original List \$ / SqFt	\$528.58	\$540.77	\$12.19	\$530.91	\$0.00	-\$530.91	\$539.53	\$0.00	-\$539.53	\$542.21	\$0.00	-\$542.21
Avg. Sale Price as % of List Price	100.23%	98.18%	-2.05%	103.40%	0.00%	-103.40%	100.07%	0.00%	-100.07%	98.43%	0.00%	-98.43%
Avg. Sale Price as % of Original List Price	98.54%	97.05%	-1.49%	103.33%	0.00%	-103.33%	98.96%	0.00%	-98.96%	96.77%	0.00%	-96.77%
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		
	2022	2023	Var.	2022	2023*	Var.	2022	2023*	Var.	2022	2023*	Var.
Units Listed	442	477	35	453	285	-168	453	171	-282	469	104	-365
Units Price Changed	109	133	24	108	79	-29	110	44	-66	122	24	-98
Units Went Pending	389	324	-65	364	203	-161	337	130	-207	323	78	-245
Units Sold	408	302	-106	344	206	-138	333	106	-227	321	35	-286

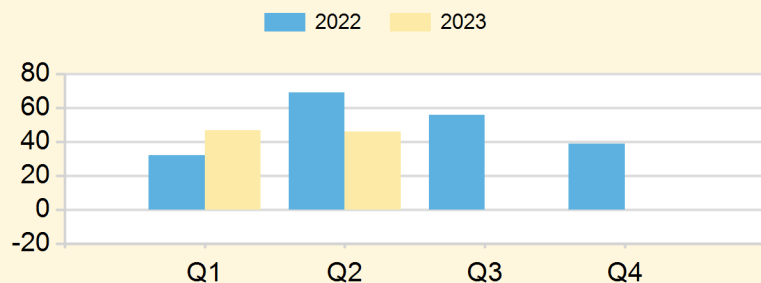
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2023 vs. 2022 Per Quarter

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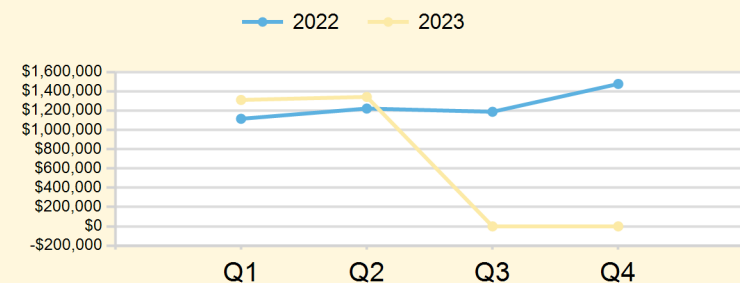
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Listing Inventory on the Last Day of Each Quarter



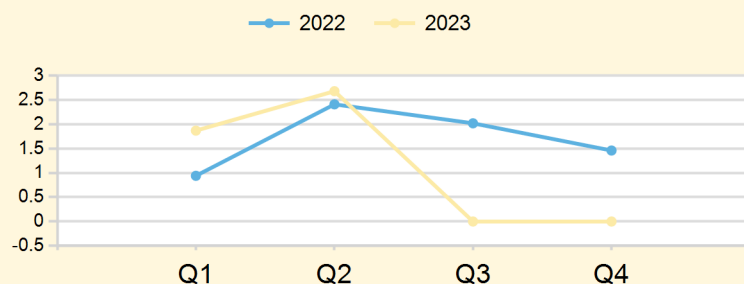
	Q1	Q2	Q3	Q4
2022	32	69	56	39
2023	47	46	0	0

Average List Price on the Last Day of Each Quarter



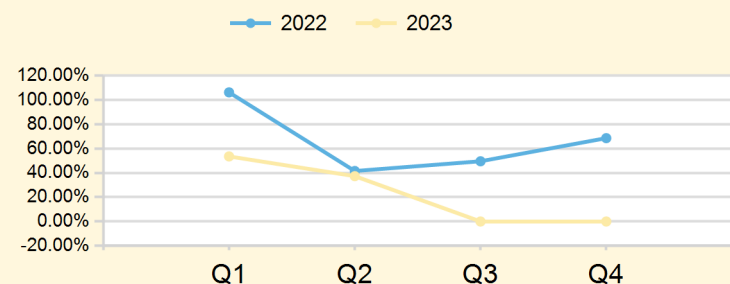
	Q1	Q2	Q3	Q4
2022	\$1,115,584.38	\$1,221,802.90	\$1,188,287.50	\$1,476,987.18
2023	\$1,311,285.11	\$1,342,617.39	\$0.00	\$0.00

Approx. Months supply per Quarter



	Q1	Q2	Q3	Q4
2022	0.94	2.41	2.02	1.46
2023	1.87	2.68	0.00	0.00

Approx. Absorption Rate Per Quarter



	Q1	Q2	Q3	Q4
2022	106.25%	41.55%	49.55%	68.59%
2023	53.55%	37.32%	0.00%	0.00%

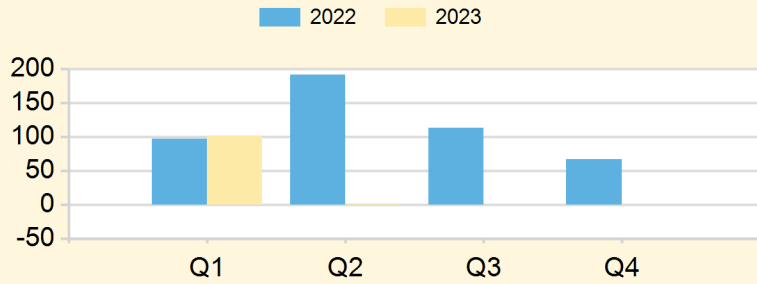
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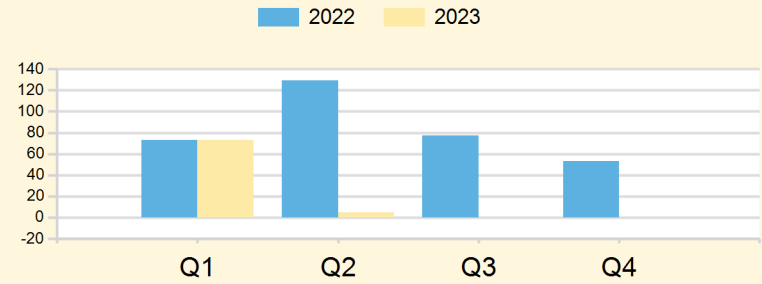
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Properties Listed During Each Quarter



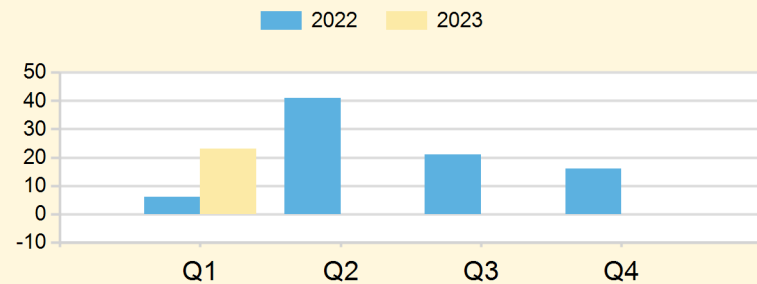
	Q1	Q2	Q3	Q4
2022	97	192	113	67
2023	102	2	0	0

Went Pending During Each Quarter



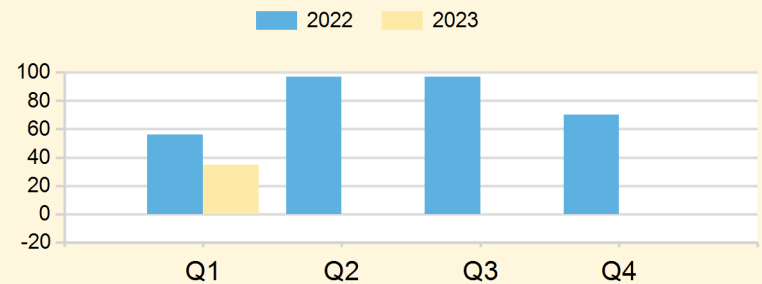
	Q1	Q2	Q3	Q4
2022	73	129	77	53
2023	73	5	0	0

Price Changed During Each Quarter



	Q1	Q2	Q3	Q4
2022	6	41	21	16
2023	23	0	0	0

Sold Listings During Each Quarter



	Q1	Q2	Q3	Q4
2022	56	97	97	70
2023	35	0	0	0

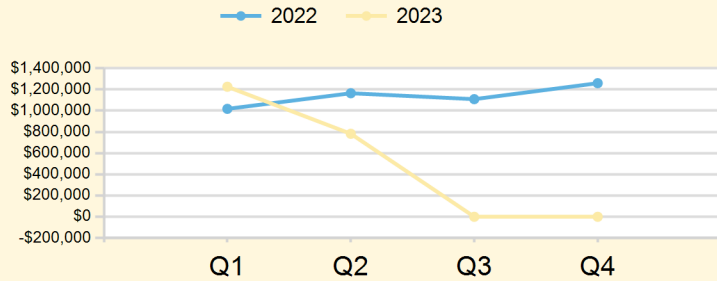
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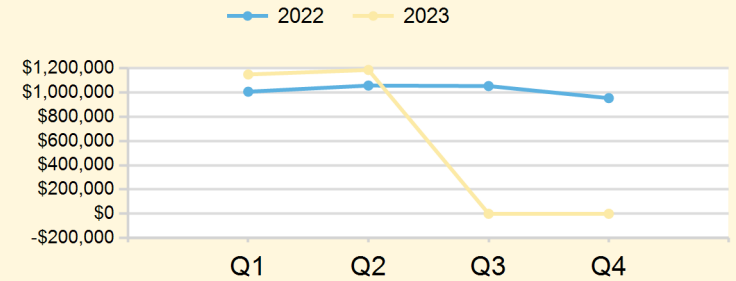
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Listed Properties - Average List Price For Each Quarter



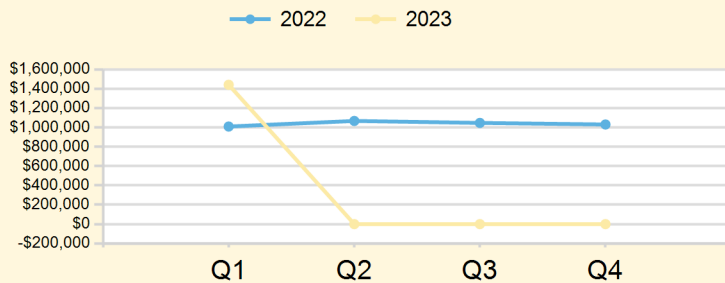
	Q1	Q2	Q3	Q4
2022	\$1,017,534.91	\$1,164,689.00	\$1,108,761.06	\$1,259,404.48
2023	\$1,225,805.75	\$782,500.00	\$0.00	\$0.00

Went Pending - Average List Price For Each Quarter



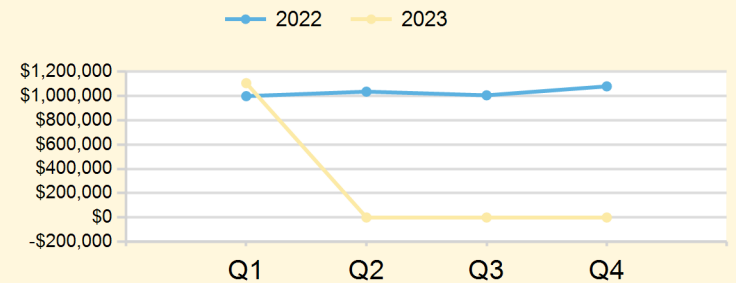
	Q1	Q2	Q3	Q4
2022	\$1,006,729.93	\$1,057,233.23	\$1,053,337.65	\$953,801.89
2023	\$1,149,132.85	\$1,186,200.00	\$0.00	\$0.00

Price Changed - Average List Price For Each Quarter



	Q1	Q2	Q3	Q4
2022	\$1,009,816.67	\$1,067,526.83	\$1,047,180.95	\$1,030,787.50
2023	\$1,441,452.17	\$0.00	\$0.00	\$0.00

Sold Listings - Average List Price For Each Quarter



	Q1	Q2	Q3	Q4
2022	\$998,401.32	\$1,035,342.25	\$1,005,541.10	\$1,079,094.29
2023	\$1,105,508.57	\$0.00	\$0.00	\$0.00

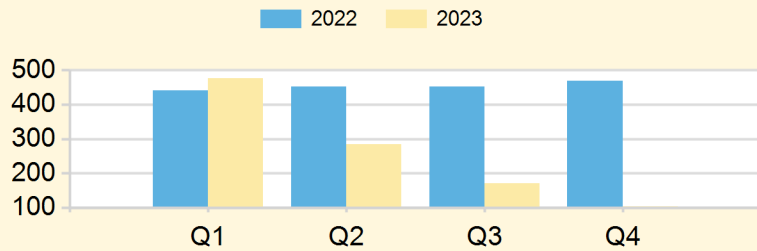
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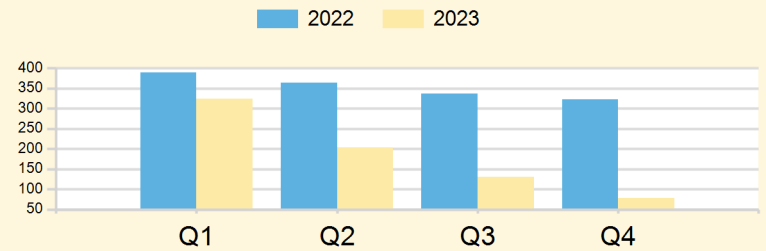
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Listed Between the Last Day of Each Quarter and 12 Months



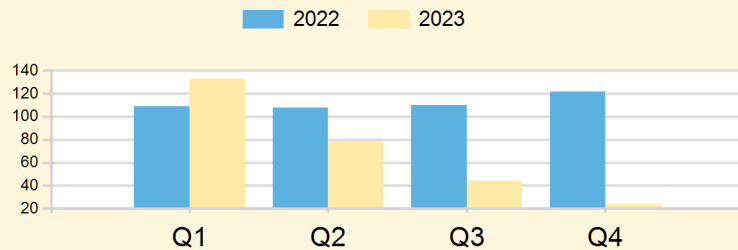
	Q1	Q2	Q3	Q4
2022	442	453	453	469
2023	477	285	171	104

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



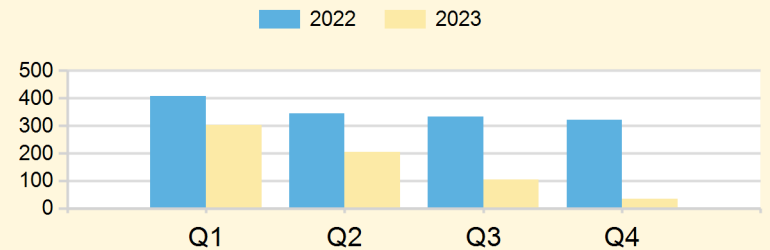
	Q1	Q2	Q3	Q4
2022	389	364	337	323
2023	324	203	130	78

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



	Q1	Q2	Q3	Q4
2022	109	108	110	122
2023	133	79	44	24

Sold Between the Last Day of Each Quarter and 12 Months



	Q1	Q2	Q3	Q4
2022	408	344	333	321
2023	302	206	106	35