

Newton, MA Real Estate Market Review

2024 vs. 2023 Per Quarter

Prepared by Ryan Cook on Friday, March 29, 2024

Multi Family

Listing Inventory	Q1			Q2			Q3			Q4		
	2023	2024*	Var.	2023	2024*	Var.	2023	2024*	Var.	2023	2024*	Var.
Listing Units	16	4	-12	13	0	-13	14	0	-14	7	0	-7
Median Days on Market	13	22	9	56	0	-56	31	0	-31	130	0	-130
Median List Price	\$1,470,000.00	\$1,999,500.00	\$529,500.00	\$2,199,000.00	\$0.00	-\$2,199,000.00	\$1,549,500.00	\$0.00	-\$1,549,500.00	\$1,399,000.00	\$0.00	-\$1,399,000.00
Median List \$ / SqFt	\$460.58	\$545.04	\$84.46	\$465.61	\$0.00	-\$465.61	\$487.63	\$0.00	-\$487.63	\$505.42	\$0.00	-\$505.42
Approx. Absorption Rate	29.17%	112.50%	83.33%	37.18%	0.00%	-37.18%	33.33%	0.00%	-33.33%	61.90%	0.00%	-61.90%
Approx. Months Supply of Inventory	3.43	0.89	-2.54	2.69	0.00	-2.69	3.00	0.00	-3.00	1.62	0.00	-1.62
Listed (Per Quarter)	Q1			Q2			Q3			Q4		
	2023	2024*	Var.	2023	2024*	Var.	2023	2024*	Var.	2023	2024*	Var.
Listing Units (Taken)	26	19	-7	28	0	-28	20	0	-20	14	0	-14
Median Original List Price	\$1,470,000.00	\$1,499,000.00	\$29,000.00	\$1,512,499.50	\$0.00	-\$1,512,499.50	\$1,399,000.00	\$0.00	-\$1,399,000.00	\$1,399,000.00	\$0.00	-\$1,399,000.00
Median Original List \$ / SqFt	\$460.58	\$518.19	\$57.61	\$497.58	\$0.00	-\$497.58	\$503.84	\$0.00	-\$503.84	\$498.09	\$0.00	-\$498.09
Listed & Price Changed (Per Quarter)	Q1			Q2			Q3			Q4		
	2023	2024*	Var.	2023	2024*	Var.	2023	2024*	Var.	2023	2024*	Var.
Listing Units (Price Changed)	3	3	0	6	0	-6	4	0	-4	2	0	-2
Median Original List Price	\$2,600,000.00	\$1,450,000.00	-\$1,150,000.00	\$2,500,000.00	\$0.00	-\$2,500,000.00	\$2,147,000.00	\$0.00	-\$2,147,000.00	\$774,000.00	\$0.00	-\$774,000.00
Median Original List \$ / SqFt	\$405.62	\$616.88	\$211.26	\$531.88	\$0.00	-\$531.88	\$519.11	\$0.00	-\$519.11	\$517.05	\$0.00	-\$517.05
Went Pending (Per Quarter)	Q1			Q2			Q3			Q4		
	2023	2024*	Var.	2023	2024*	Var.	2023	2024*	Var.	2023	2024*	Var.
Listing Units (Went Pending)	9	15	6	24	0	-24	13	0	-13	11	0	-11
Median List Price	\$1,375,000.00	\$1,379,000.00	\$4,000.00	\$1,344,000.00	\$0.00	-\$1,344,000.00	\$1,399,000.00	\$0.00	-\$1,399,000.00	\$1,100,000.00	\$0.00	-\$1,100,000.00
Median List \$ / SqFt	\$404.41	\$462.44	\$58.03	\$474.00	\$0.00	-\$474.00	\$465.61	\$0.00	-\$465.61	\$478.26	\$0.00	-\$478.26
Median Days to Offer	22	10	-12	14	0	-14	7	0	-7	21	0	-21

Newton, MA Real Estate Market Review

2024 vs. 2023 Per Quarter

Prepared by Ryan Cook on Friday, March 29, 2024

Multi Family

Sold (Per Quarter)	Q1			Q2			Q3			Q4		
	2023	2024*	Var.	2023	2024*	Var.	2023	2024*	Var.	2023	2024*	Var.
Closed Units (Sold)	9	9	0	18	0	-18	17	0	-17	8	0	-8
Median Days on Market	47	28	-19	16	0	-16	15	0	-15	18	0	-18
Median Days to Offer	22	19	-3	9	0	-9	12	0	-12	11	0	-11
Median Sale Price	\$1,475,000.00	\$1,300,000.00	-\$175,000.00	\$1,337,500.00	\$0.00	-\$1,337,500.00	\$1,300,000.00	\$0.00	-\$1,300,000.00	\$1,484,500.00	\$0.00	-\$1,484,500.00
Median Sale \$ / SqFt	\$417.72	\$438.05	\$20.33	\$435.07	\$0.00	-\$435.07	\$475.11	\$0.00	-\$475.11	\$470.23	\$0.00	-\$470.23
Median List Price	\$1,298,500.00	\$1,325,000.00	\$26,500.00	\$1,335,000.00	\$0.00	-\$1,335,000.00	\$1,389,000.00	\$0.00	-\$1,389,000.00	\$1,424,999.50	\$0.00	-\$1,424,999.50
Median List \$ / SqFt	\$389.12	\$478.26	\$89.14	\$425.42	\$0.00	-\$425.42	\$465.61	\$0.00	-\$465.61	\$464.40	\$0.00	-\$464.40
Median Original List Price	\$1,298,500.00	\$1,325,000.00	\$26,500.00	\$1,345,000.00	\$0.00	-\$1,345,000.00	\$1,399,000.00	\$0.00	-\$1,399,000.00	\$1,424,999.50	\$0.00	-\$1,424,999.50
Median Original List \$ / SqFt	\$394.50	\$478.26	\$83.76	\$428.36	\$0.00	-\$428.36	\$465.61	\$0.00	-\$465.61	\$484.30	\$0.00	-\$484.30
Median Sale Price as % of List Price	98.19%	98.73%	0.54%	97.46%	0.00%	-97.46%	100.08%	0.00%	-100.08%	99.28%	0.00%	-99.28%
Median Sale Price as % of Original List Price	98.19%	98.11%	-0.08%	96.39%	0.00%	-96.39%	100.08%	0.00%	-100.08%	99.28%	0.00%	-99.28%
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		
	2023	2024*	Var.	2023	2024*	Var.	2023	2024*	Var.	2023	2024*	Var.
Units Listed	97	82	-15	95	53	-42	92	33	-59	88	19	-69
Units Price Changed	25	25	0	26	15	-11	24	6	-18	27	3	-24
Units Went Pending	58	63	5	60	38	-22	57	26	-31	56	15	-41
Units Sold	56	54	-2	58	34	-24	56	17	-39	52	9	-43

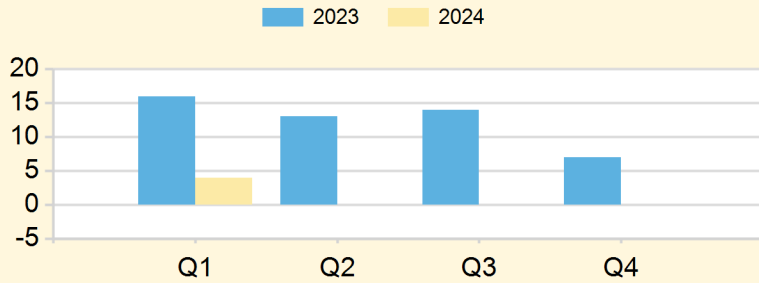
Newton, MA Real Estate Market Review

2024 vs. 2023 Per Quarter

Prepared by Ryan Cook on Friday, March 29, 2024

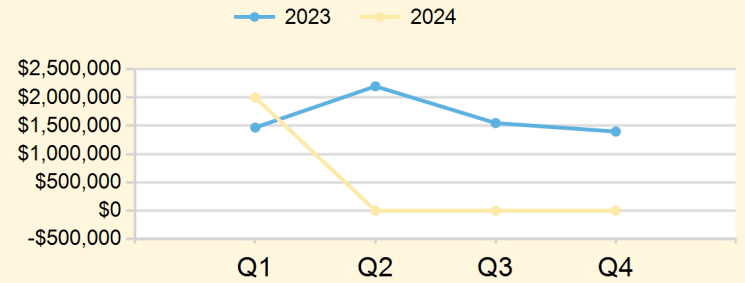
Multi Family

Listing Inventory on the Last Day of Each Quarter



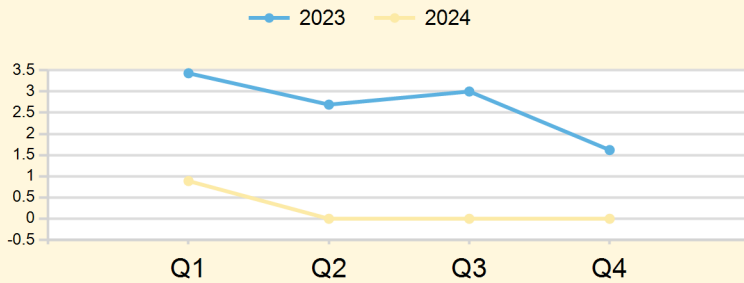
	Q1	Q2	Q3	Q4
2023	16	13	14	7
2024	4	0	0	0

Median List Price on the Last Day of Each Quarter



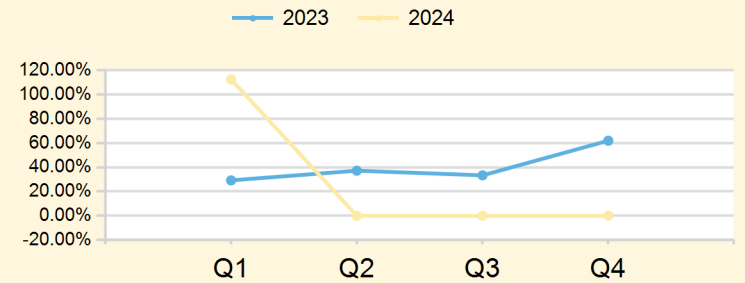
	Q1	Q2	Q3	Q4
2023	\$1,470,000.00	\$2,199,000.00	\$1,549,500.00	\$1,399,000.00
2024	\$1,999,500.00	\$0.00	\$0.00	\$0.00

Approx. Months supply per Quarter



	Q1	Q2	Q3	Q4
2023	3.43	2.69	3.00	1.62
2024	0.89	0.00	0.00	0.00

Approx. Absorption Rate Per Quarter



	Q1	Q2	Q3	Q4
2023	29.17%	37.18%	33.33%	61.90%
2024	112.50%	0.00%	0.00%	0.00%

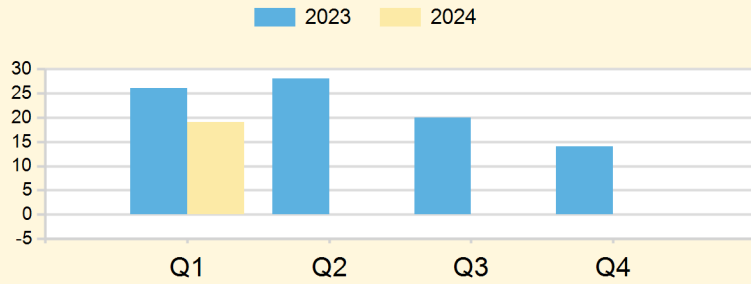
Newton, MA Real Estate Market Review

2024 vs. 2023 Per Quarter

Prepared by Ryan Cook on Friday, March 29, 2024

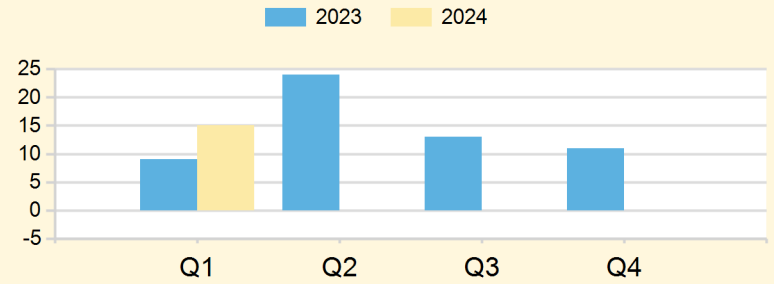
Multi Family

Properties Listed During Each Quarter



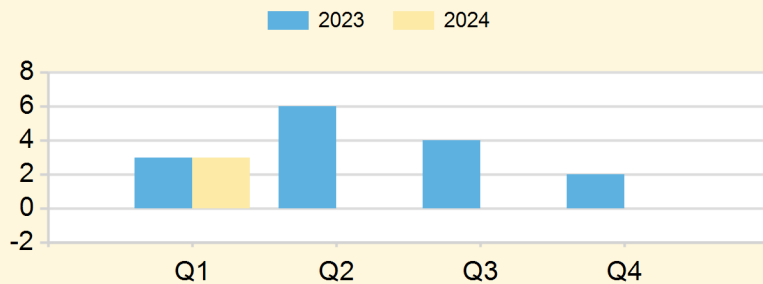
	Q1	Q2	Q3	Q4
2023	26	28	20	14
2024	19	0	0	0

Went Pending During Each Quarter



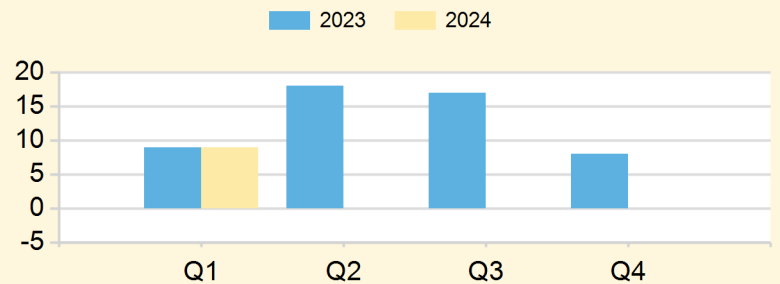
	Q1	Q2	Q3	Q4
2023	9	24	13	11
2024	15	0	0	0

Price Changed During Each Quarter



	Q1	Q2	Q3	Q4
2023	3	6	4	2
2024	3	0	0	0

Sold Listings During Each Quarter



	Q1	Q2	Q3	Q4
2023	9	18	17	8
2024	9	0	0	0

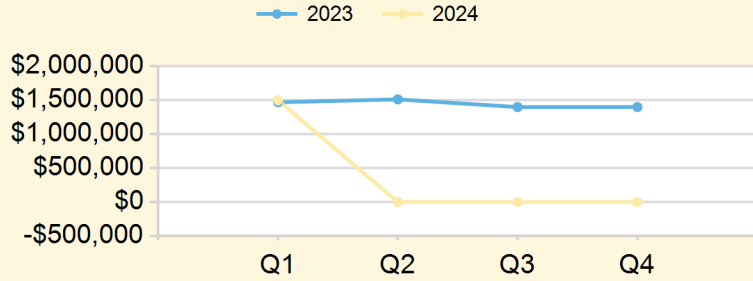
Newton, MA Real Estate Market Review

2024 vs. 2023 Per Quarter

Prepared by Ryan Cook on Friday, March 29, 2024

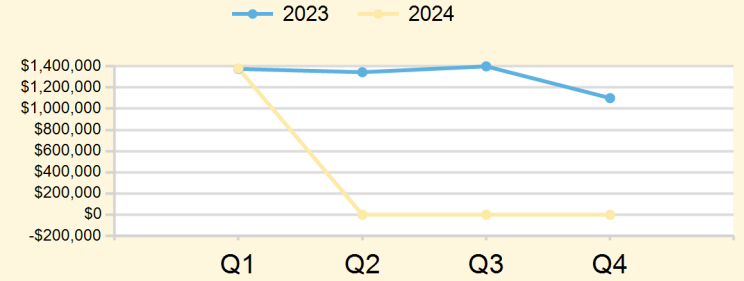
Multi Family

Listed Properties - Median List Price For Each Quarter



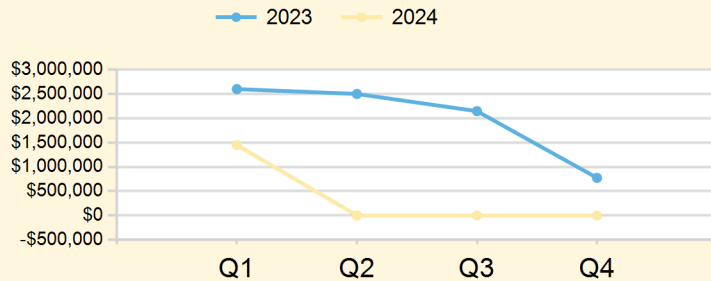
	Q1	Q2	Q3	Q4
2023	\$1,470,000.00	\$1,512,499.50	\$1,399,000.00	\$1,399,000.00
2024	\$1,499,000.00	\$0.00	\$0.00	\$0.00

Went Pending - Median List Price For Each Quarter



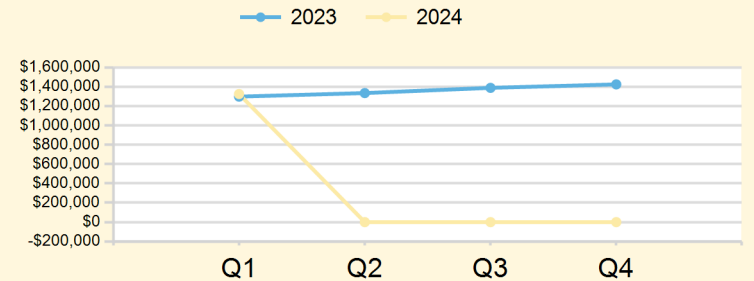
	Q1	Q2	Q3	Q4
2023	\$1,375,000.00	\$1,344,000.00	\$1,399,000.00	\$1,100,000.00
2024	\$1,379,000.00	\$0.00	\$0.00	\$0.00

Price Changed - Median List Price For Each Quarter



	Q1	Q2	Q3	Q4
2023	\$2,600,000.00	\$2,500,000.00	\$2,147,000.00	\$774,000.00
2024	\$1,450,000.00	\$0.00	\$0.00	\$0.00

Sold Listings - Median List Price For Each Quarter



	Q1	Q2	Q3	Q4
2023	\$1,298,500.00	\$1,335,000.00	\$1,389,000.00	\$1,424,999.50
2024	\$1,325,000.00	\$0.00	\$0.00	\$0.00

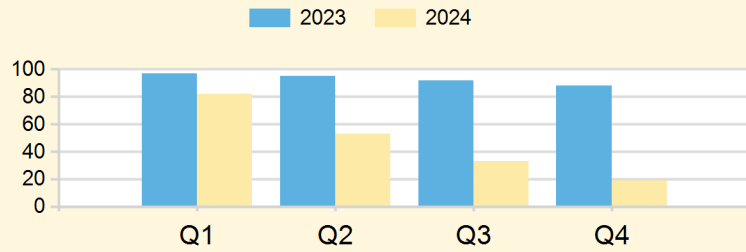
Newton, MA Real Estate Market Review

2024 vs. 2023 Per Quarter

Prepared by Ryan Cook on Friday, March 29, 2024

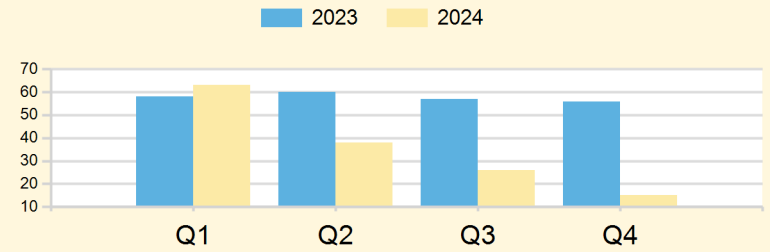
Multi Family

Listed Between the Last Day of Each Quarter and 12 Months



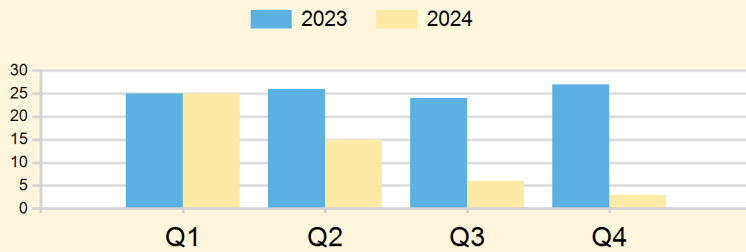
	Q1	Q2	Q3	Q4
2023	97	95	92	88
2024	82	53	33	19

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



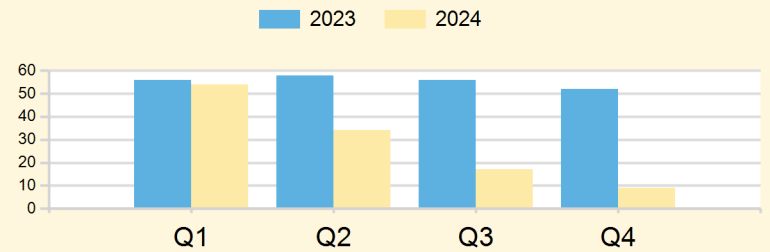
	Q1	Q2	Q3	Q4
2023	58	60	57	56
2024	63	38	26	15

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



	Q1	Q2	Q3	Q4
2023	25	26	24	27
2024	25	15	6	3

Sold Between the Last Day of Each Quarter and 12 Months



	Q1	Q2	Q3	Q4
2023	56	58	56	52
2024	54	34	17	9