

Newton, MA Area Market Review

2022 vs. 2021 As of March 28, 2022

Prepared by Ryan Cook on Monday, March 28, 2022

Single Family

Listing Inventory on March 28	2021	2022	Var.	Var. %	Trend
Listing Units	54	41	-13	-24.07%	↓
Average Days on Market	74	50	-24	-32.43%	↓
Average List Price	\$2,630,881.48	\$3,088,390.22	\$457,508.74	17.39%	↑
Average List \$ / SqFt	\$500.61	\$589.62	\$89.01	17.78%	↑
Approximate Absorption Rate	92.28%	125.20%	32.92%	35.67%	↑
Approximate Months Supply of Inventory	1.08	0.80	-0.28	-25.93%	↓
Listed (Year to Date)	2021	2022	Var.	Var. %	Trend
Listing Units (Taken)	177	142	-35	-19.77%	↓
Average Original List Price	\$1,927,960.42	\$2,208,540.13	\$280,579.71	14.55%	↑
Average Original List \$ / SqFt	\$520.56	\$564.77	\$44.21	8.49%	↑
Went Pending (Year to Date)	2021	2022	Var.	Var. %	Trend
Listing Units (Went Pending)	165	115	-50	-30.30%	↓
Average List Price	\$1,807,641.64	\$1,883,066.08	\$75,424.44	4.17%	↑
Average List \$ / SqFt	\$516.71	\$540.20	\$23.49	4.55%	↑
Average Days to Offer	31	15	-16	-51.61%	↓
Listed & Price Changed (Year to Date)	2021	2022	Var.	Var. %	Trend
Listing Units (Price Changed)	16	15	-1	-6.25%	↓
Average Original List Price	\$1,852,187.50	\$2,762,466.60	\$910,279.10	49.15%	↑
Average Original List \$ / SqFt	\$501.62	\$597.61	\$95.99	19.14%	↑
Sold (Year to Date)	2021	2022	Var.	Var. %	Trend
Closed Units (Sold)	106	69	-37	-34.91%	↓
Average Days on Market	60	39	-21	-35%	↓
Average Days to Offer	42	29	-13	-30.95%	↓
Average Sale Price	\$1,715,096.76	\$1,890,461.78	\$175,365.02	10.22%	↑
Average Sale \$ / SqFt	\$493.09	\$556.77	\$63.68	12.91%	↑
Average List Price	\$1,741,764.86	\$1,889,453.62	\$147,688.76	8.48%	↑
Average List \$ / SqFt	\$494.68	\$545.75	\$51.07	10.32%	↑
Average Original List Price	\$1,784,500.93	\$1,926,236.23	\$141,735.30	7.94%	↑
Average Original List \$ / SqFt	\$504.26	\$555.87	\$51.61	10.23%	↑
Average Sale Price as % of List Price	99.75%	102.33%	2.58%	2.59%	↑
Average Sale Price as % of Original List Price	97.90%	100.71%	2.81%	2.87%	↑
Sold Units - Short Sale	0	0	0	0%	↔
Sold Units - Lender-Owned	0	0	0	0%	↔
12-Month Activity as of March 28	2021	2022	Var.	Var. %	Trend
Units Listed	834	747	-87	-10.43%	↓
Units Price Changed	210	141	-69	-32.86%	↓
Units Went Pending	688	632	-56	-8.14%	↓
Units Sold	598	616	18	3.01%	↑

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