

Newton, MA Real Estate Market Review

2026 vs. 2025 Per Quarter

Prepared by Ryan Cook on Tuesday, March 31, 2026

Condominium

| Listing Inventory | Q1 | | | Q2 | | | Q3 | | | Q4 | | |
|--------------------------------------|----------------|----------------|--------------|----------------|----------------|-----------------|----------------|--------|-----------------|----------------|--------|-----------------|
| | 2025 | 2026 | Var. | 2025 | 2026* | Var. | 2025 | 2026* | Var. | 2025 | 2026* | Var. |
| Listing Units | 63 | 81 | 18 | 101 | 81 | -20 | 98 | 0 | -98 | 53 | 0 | -53 |
| Median Days on Market | 27 | 30 | 3 | 40 | 121 | 81 | 28 | 0 | -28 | 70 | 0 | -70 |
| Median List Price | \$1,138,000.00 | \$1,395,000.00 | \$257,000.00 | \$1,300,000.00 | \$1,395,000.00 | \$95,000.00 | \$1,197,000.00 | \$0.00 | -\$1,197,000.00 | \$1,250,000.00 | \$0.00 | -\$1,250,000.00 |
| Median List \$ / SqFt | \$595.28 | \$603.11 | \$7.83 | \$575.73 | \$603.11 | \$27.38 | \$563.87 | \$0.00 | -\$563.87 | \$619.54 | \$0.00 | -\$619.54 |
| Approx. Absorption Rate | 35.71% | 33.85% | -1.86% | 23.60% | 24.59% | 0.99% | 26.45% | 0.00% | -26.45% | 49.69% | 0.00% | -49.69% |
| Approx. Months Supply of Inventory | 2.80 | 2.95 | 0.15 | 4.24 | 4.07 | -0.17 | 3.78 | 0.00 | -3.78 | 2.01 | 0.00 | -2.01 |
| Listed (Per Quarter) | Q1 | | | Q2 | | | Q3 | | | Q4 | | |
| | 2025 | 2026 | Var. | 2025 | 2026* | Var. | 2025 | 2026* | Var. | 2025 | 2026* | Var. |
| Listing Units (Taken) | 126 | 137 | 11 | 189 | 0 | -189 | 132 | 0 | -132 | 98 | 0 | -98 |
| Median Original List Price | \$1,249,500.00 | \$1,375,000.00 | \$125,500.00 | \$1,299,000.00 | \$0.00 | -\$1,299,000.00 | \$1,084,500.00 | \$0.00 | -\$1,084,500.00 | \$1,235,000.00 | \$0.00 | -\$1,235,000.00 |
| Median Original List \$ / SqFt | \$592.89 | \$588.70 | -\$4.19 | \$574.76 | \$0.00 | -\$574.76 | \$571.64 | \$0.00 | -\$571.64 | \$584.47 | \$0.00 | -\$584.47 |
| Listed & Price Changed (Per Quarter) | Q1 | | | Q2 | | | Q3 | | | Q4 | | |
| | 2025 | 2026 | Var. | 2025 | 2026* | Var. | 2025 | 2026* | Var. | 2025 | 2026* | Var. |
| Listing Units (Price Changed) | 20 | 18 | -2 | 51 | 0 | -51 | 26 | 0 | -26 | 23 | 0 | -23 |
| Median Original List Price | \$902,250.00 | \$1,180,000.00 | \$277,750.00 | \$1,279,000.00 | \$0.00 | -\$1,279,000.00 | \$1,250,000.00 | \$0.00 | -\$1,250,000.00 | \$895,000.00 | \$0.00 | -\$895,000.00 |
| Median Original List \$ / SqFt | \$564.95 | \$605.20 | \$40.25 | \$586.68 | \$0.00 | -\$586.68 | \$574.86 | \$0.00 | -\$574.86 | \$610.35 | \$0.00 | -\$610.35 |
| Went Pending (Per Quarter) | Q1 | | | Q2 | | | Q3 | | | Q4 | | |
| | 2025 | 2026 | Var. | 2025 | 2026* | Var. | 2025 | 2026* | Var. | 2025 | 2026* | Var. |
| Listing Units (Went Pending) | 76 | 94 | 18 | 113 | 0 | -113 | 87 | 0 | -87 | 86 | 0 | -86 |
| Median List Price | \$1,210,000.00 | \$1,162,499.50 | -\$47,500.50 | \$1,090,000.00 | \$0.00 | -\$1,090,000.00 | \$998,000.00 | \$0.00 | -\$998,000.00 | \$1,224,500.00 | \$0.00 | -\$1,224,500.00 |
| Median List \$ / SqFt | \$563.25 | \$570.98 | \$7.73 | \$562.87 | \$0.00 | -\$562.87 | \$587.15 | \$0.00 | -\$587.15 | \$563.23 | \$0.00 | -\$563.23 |
| Median Days to Offer | 16 | 19 | 3 | 10 | 0 | -10 | 28 | 0 | -28 | 37 | 0 | -37 |

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Condominium

| Sold (Per Quarter) | Q1 | | | Q2 | | | Q3 | | | Q4 | | |
|---|----------------|----------------|--------------|----------------|--------|-----------------|----------------|--------|-----------------|----------------|--------|-----------------|
| | 2025 | 2026 | Var. | 2025 | 2026* | Var. | 2025 | 2026* | Var. | 2025 | 2026* | Var. |
| Closed Units (Sold) | 50 | 58 | 8 | 87 | 0 | -87 | 100 | 0 | -100 | 79 | 0 | -79 |
| Median Days on Market | 49 | 34 | -15 | 21 | 0 | -21 | 29 | 0 | -29 | 33 | 0 | -33 |
| Median Days to Offer | 24 | 23 | -1 | 8 | 0 | -8 | 19 | 0 | -19 | 27 | 0 | -27 |
| Median Sale Price | \$1,151,000.00 | \$1,137,500.00 | -\$13,500.00 | \$1,255,000.00 | \$0.00 | -\$1,255,000.00 | \$1,065,000.00 | \$0.00 | -\$1,065,000.00 | \$1,130,000.00 | \$0.00 | -\$1,130,000.00 |
| Median Sale \$ / SqFt | \$528.72 | \$532.10 | \$3.38 | \$594.06 | \$0.00 | -\$594.06 | \$564.79 | \$0.00 | -\$564.79 | \$564.88 | \$0.00 | -\$564.88 |
| Median List Price | \$1,159,000.00 | \$1,174,000.00 | \$15,000.00 | \$1,220,000.00 | \$0.00 | -\$1,220,000.00 | \$1,065,000.00 | \$0.00 | -\$1,065,000.00 | \$1,125,000.00 | \$0.00 | -\$1,125,000.00 |
| Median List \$ / SqFt | \$549.51 | \$552.67 | \$3.16 | \$578.20 | \$0.00 | -\$578.20 | \$574.72 | \$0.00 | -\$574.72 | \$583.52 | \$0.00 | -\$583.52 |
| Median Original List Price | \$1,159,000.00 | \$1,222,500.00 | \$63,500.00 | \$1,249,000.00 | \$0.00 | -\$1,249,000.00 | \$1,147,500.00 | \$0.00 | -\$1,147,500.00 | \$1,195,000.00 | \$0.00 | -\$1,195,000.00 |
| Median Original List \$ / SqFt | \$560.26 | \$561.08 | \$0.82 | \$584.98 | \$0.00 | -\$584.98 | \$585.05 | \$0.00 | -\$585.05 | \$591.88 | \$0.00 | -\$591.88 |
| Median Sale Price as % of List Price | 98.05% | 98.48% | 0.43% | 100.00% | 0.00% | -100% | 98.67% | 0.00% | -98.67% | 99.00% | 0.00% | -99% |
| Median Sale Price as % of Original List Price | 97.81% | 97.75% | -0.06% | 100.00% | 0.00% | -100% | 97.46% | 0.00% | -97.46% | 97.33% | 0.00% | -97.33% |
| 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 | | |
| | 2025 | 2026 | Var. | 2025 | 2026* | Var. | 2025 | 2026* | Var. | 2025 | 2026* | Var. |
| Units Listed | 432 | 556 | 124 | 495 | 367 | -128 | 522 | 243 | -279 | 545 | 137 | -408 |
| Units Price Changed | 113 | 176 | 63 | 144 | 101 | -43 | 158 | 53 | -105 | 189 | 18 | -171 |
| Units Went Pending | 302 | 368 | 66 | 323 | 259 | -64 | 340 | 179 | -161 | 349 | 94 | -255 |
| Units Sold | 270 | 329 | 59 | 286 | 239 | -47 | 311 | 140 | -171 | 316 | 58 | -258 |

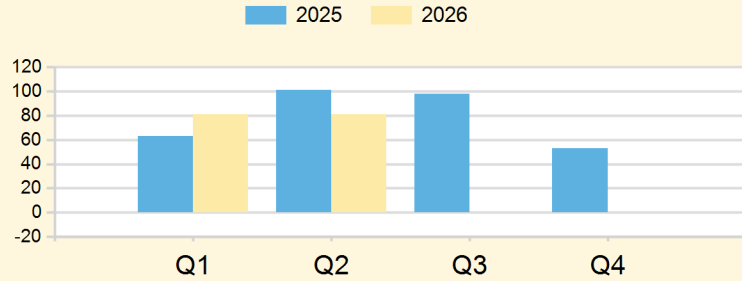
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2026 vs. 2025 Per Quarter

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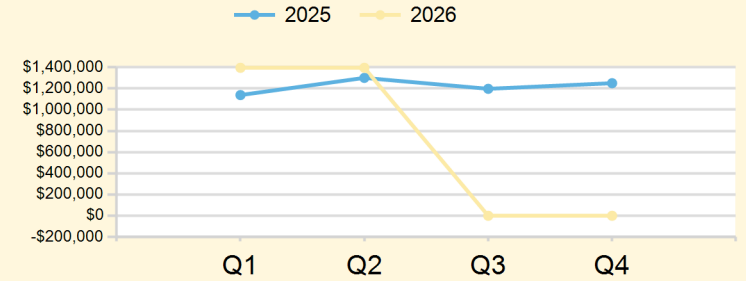
Condominium

Listing Inventory on the Last Day of Each Quarter



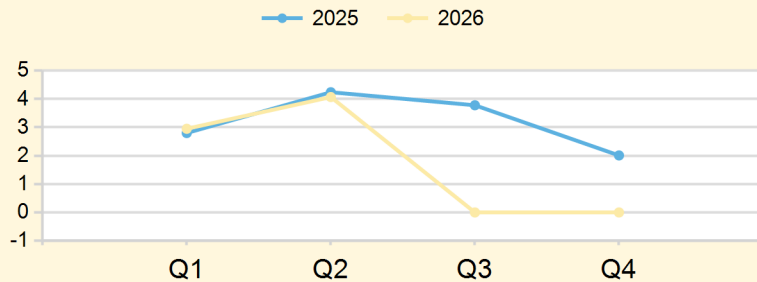
| | Q1 | Q2 | Q3 | Q4 |
|------|----|-----|----|----|
| 2025 | 63 | 101 | 98 | 53 |
| 2026 | 81 | 81 | 0 | 0 |

Median List Price on the Last Day of Each Quarter



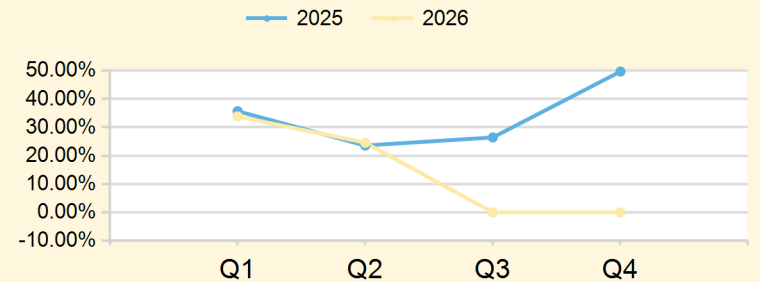
| | Q1 | Q2 | Q3 | Q4 |
|------|----------------|----------------|----------------|----------------|
| 2025 | \$1,138,000.00 | \$1,300,000.00 | \$1,197,000.00 | \$1,250,000.00 |
| 2026 | \$1,395,000.00 | \$1,395,000.00 | \$0.00 | \$0.00 |

Approx. Months supply per Quarter



| | Q1 | Q2 | Q3 | Q4 |
|------|------|------|------|------|
| 2025 | 2.80 | 4.24 | 3.78 | 2.01 |
| 2026 | 2.95 | 4.07 | 0.00 | 0.00 |

Approx. Absorption Rate Per Quarter



| | Q1 | Q2 | Q3 | Q4 |
|------|--------|--------|--------|--------|
| 2025 | 35.71% | 23.60% | 26.45% | 49.69% |
| 2026 | 33.85% | 24.59% | 0.00% | 0.00% |

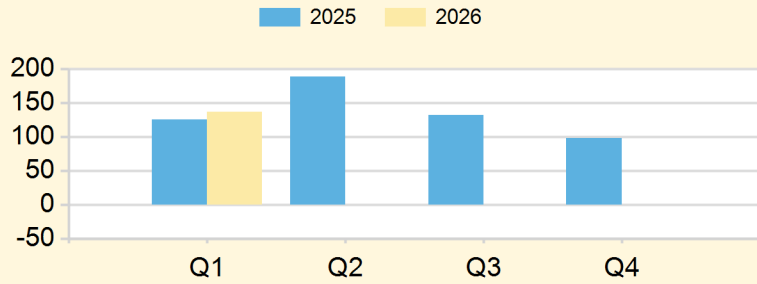
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2026 vs. 2025 Per Quarter

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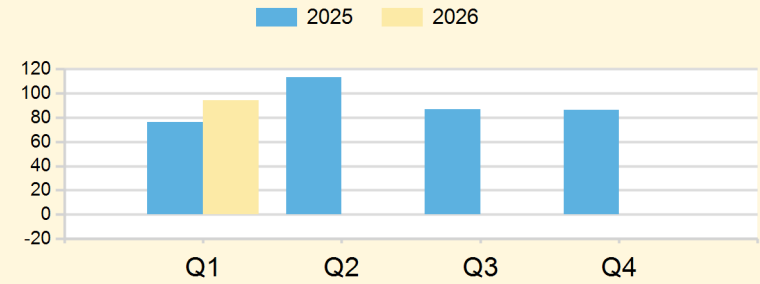
Condominium

Properties Listed During Each Quarter



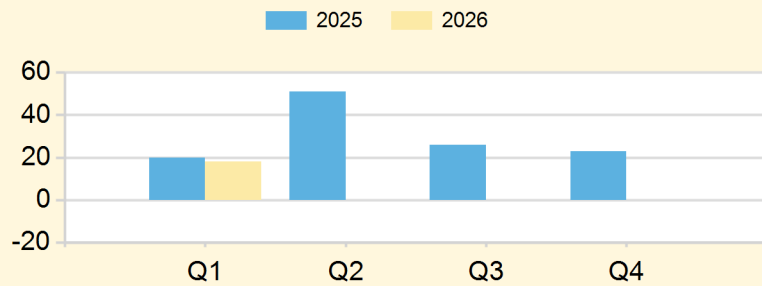
| | Q1 | Q2 | Q3 | Q4 |
|------|-----|-----|-----|----|
| 2025 | 126 | 189 | 132 | 98 |
| 2026 | 137 | 0 | 0 | 0 |

Went Pending During Each Quarter



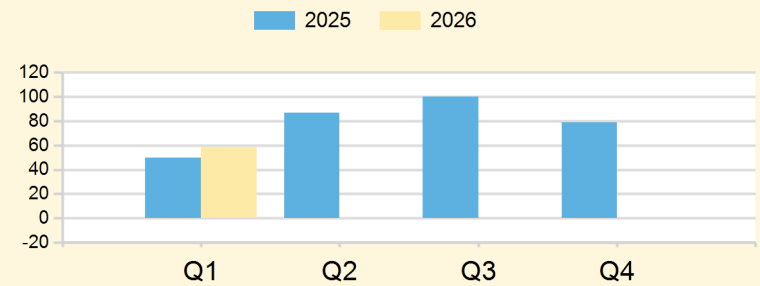
| | Q1 | Q2 | Q3 | Q4 |
|------|----|-----|----|----|
| 2025 | 76 | 113 | 87 | 86 |
| 2026 | 94 | 0 | 0 | 0 |

Price Changed During Each Quarter



| | Q1 | Q2 | Q3 | Q4 |
|------|----|----|----|----|
| 2025 | 20 | 51 | 26 | 23 |
| 2026 | 18 | 0 | 0 | 0 |

Sold Listings During Each Quarter



| | Q1 | Q2 | Q3 | Q4 |
|------|----|----|-----|----|
| 2025 | 50 | 87 | 100 | 79 |
| 2026 | 58 | 0 | 0 | 0 |

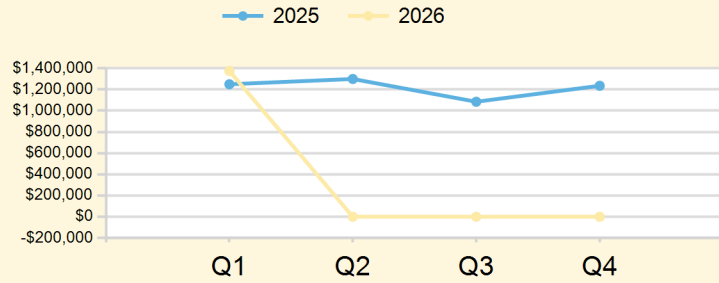
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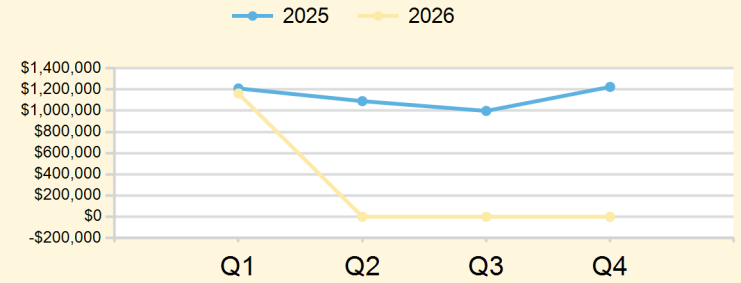
Condominium

Listed Properties - Median List Price For Each Quarter



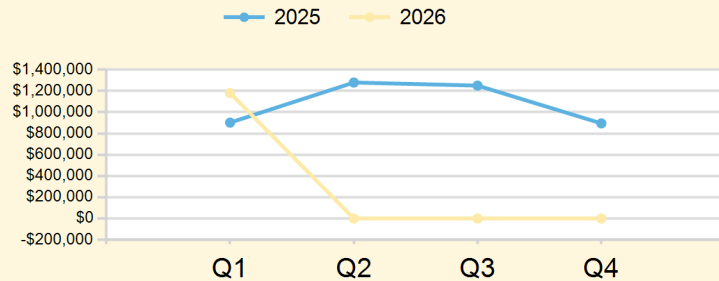
| | Q1 | Q2 | Q3 | Q4 |
|------|----------------|----------------|----------------|----------------|
| 2025 | \$1,249,500.00 | \$1,299,000.00 | \$1,084,500.00 | \$1,235,000.00 |
| 2026 | \$1,375,000.00 | \$0.00 | \$0.00 | \$0.00 |

Went Pending - Median List Price For Each Quarter



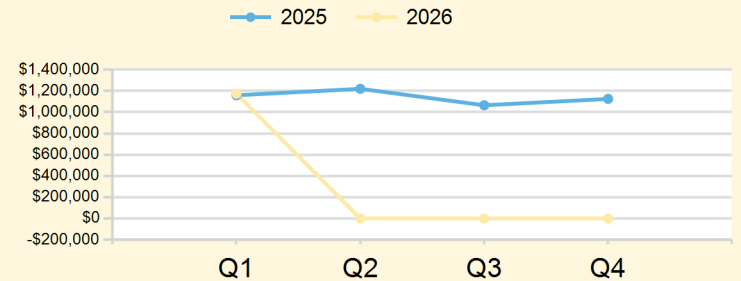
| | Q1 | Q2 | Q3 | Q4 |
|------|----------------|----------------|--------------|----------------|
| 2025 | \$1,210,000.00 | \$1,090,000.00 | \$998,000.00 | \$1,224,500.00 |
| 2026 | \$1,162,499.50 | \$0.00 | \$0.00 | \$0.00 |

Price Changed - Median List Price For Each Quarter



| | Q1 | Q2 | Q3 | Q4 |
|------|----------------|----------------|----------------|--------------|
| 2025 | \$902,250.00 | \$1,279,000.00 | \$1,250,000.00 | \$895,000.00 |
| 2026 | \$1,180,000.00 | \$0.00 | \$0.00 | \$0.00 |

Sold Listings - Median List Price For Each Quarter



| | Q1 | Q2 | Q3 | Q4 |
|------|----------------|----------------|----------------|----------------|
| 2025 | \$1,159,000.00 | \$1,220,000.00 | \$1,065,000.00 | \$1,125,000.00 |
| 2026 | \$1,174,000.00 | \$0.00 | \$0.00 | \$0.00 |

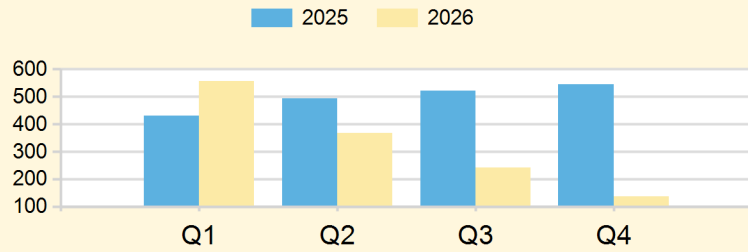
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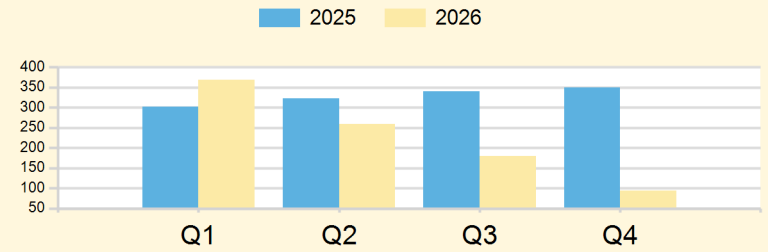
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Listed Between the Last Day of Each Quarter and 12 Months



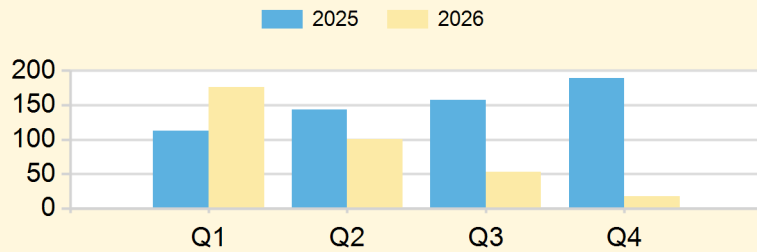
| | Q1 | Q2 | Q3 | Q4 |
|------|-----|-----|-----|-----|
| 2025 | 432 | 495 | 522 | 545 |
| 2026 | 556 | 367 | 243 | 137 |

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



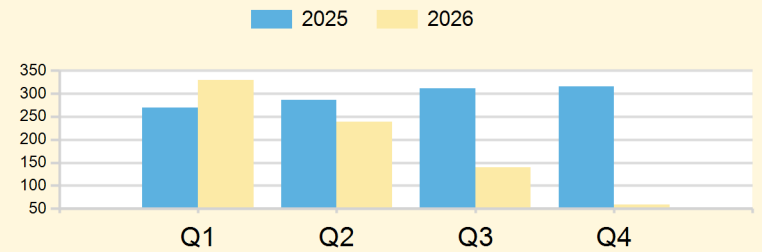
| | Q1 | Q2 | Q3 | Q4 |
|------|-----|-----|-----|-----|
| 2025 | 302 | 323 | 340 | 349 |
| 2026 | 368 | 259 | 179 | 94 |

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



| | Q1 | Q2 | Q3 | Q4 |
|------|-----|-----|-----|-----|
| 2025 | 113 | 144 | 158 | 189 |
| 2026 | 176 | 101 | 53 | 18 |

Sold Between the Last Day of Each Quarter and 12 Months



| | Q1 | Q2 | Q3 | Q4 |
|------|-----|-----|-----|-----|
| 2025 | 270 | 286 | 311 | 316 |
| 2026 | 329 | 239 | 140 | 58 |