

Newton, MA Real Estate Market Review

2026 vs. 2025 Per Quarter

Prepared by Ryan Cook on Tuesday, June 30, 2026

Single Family

Listing Inventory	Q1			Q2			Q3			Q4		
	2025	2026	Var.	2025	2026	Var.	2025	2026*	Var.	2025	2026*	Var.
Listing Units	87	88	1	151	135	-16	133	135	2	37	0	-37
Avg. Days on Market	59	50	-9	67	66	-1	59	158	99	102	0	-102
Avg. List Price	\$3,649,041.26	\$3,221,872.59	-\$427,168.67	\$2,886,449.46	\$3,081,014.72	\$194,565.26	\$2,859,692.29	\$3,081,014.72	\$221,322.43	\$2,963,283.78	\$0.00	-\$2,963,283.78
Avg. List \$ / SqFt	\$715.23	\$687.57	-\$27.66	\$651.84	\$659.37	\$7.53	\$672.33	\$659.37	-\$12.96	\$734.99	\$0.00	-\$734.99
Approx. Absorption Rate	47.22%	49.53%	2.31%	27.59%	31.30%	3.71%	31.14%	22.35%	-8.79%	119.82%	0.00%	-119.82%
Approx. Months Supply of Inventory	2.12	2.02	-0.10	3.62	3.20	-0.42	3.21	4.48	1.27	0.83	0.00	-0.83
Listed (Per Quarter)	Q1			Q2			Q3			Q4		
	2025	2026	Var.	2025	2026	Var.	2025	2026*	Var.	2025	2026*	Var.
Listing Units (Taken)	198	184	-14	305	287	-18	218	0	-218	90	0	-90
Avg. Original List Price	\$2,690,988.42	\$2,721,959.51	\$30,971.09	\$2,232,082.93	\$2,349,993.66	\$117,910.73	\$2,426,118.68	\$0.00	-\$2,426,118.68	\$2,486,936.53	\$0.00	-\$2,486,936.53
Avg. Original List \$ / SqFt	\$653.35	\$648.14	-\$5.21	\$622.11	\$629.90	\$7.79	\$638.42	\$0.00	-\$638.42	\$646.40	\$0.00	-\$646.40
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	24	4	85	78	-7	45	0	-45	13	0	-13
Avg. Original List Price	\$3,389,490.45	\$2,848,037.50	-\$541,452.95	\$2,412,591.11	\$2,453,894.87	\$41,303.76	\$2,636,819.76	\$0.00	-\$2,636,819.76	\$2,196,992.15	\$0.00	-\$2,196,992.15
Avg. Original List \$ / SqFt	\$595.17	\$612.63	\$17.46	\$622.91	\$631.76	\$8.85	\$643.54	\$0.00	-\$643.54	\$634.67	\$0.00	-\$634.67
Went Pending (Per Quarter)	Q1			Q2			Q3			Q4		
	2025	2026	Var.	2025	2026	Var.	2025	2026*	Var.	2025	2026*	Var.
Listing Units (Went Pending)	124	107	-17	196	215	19	145	0	-145	117	0	-117
Avg. List Price	\$2,248,193.54	\$2,292,705.61	\$44,512.07	\$2,095,797.32	\$2,090,910.65	-\$4,886.67	\$2,050,484.08	\$0.00	-\$2,050,484.08	\$2,129,640.79	\$0.00	-\$2,129,640.79
Avg. List \$ / SqFt	\$602.93	\$651.80	\$48.87	\$621.31	\$612.11	-\$9.20	\$610.56	\$0.00	-\$610.56	\$631.58	\$0.00	-\$631.58
Avg. Days to Offer	24	26	2	25	21	-4	41	0	-41	36	0	-36

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Single Family

Sold (Per Quarter)	Q1			Q2			Q3			Q4		
	2025	2026	Var.	2025	2026	Var.	2025	2026*	Var.	2025	2026*	Var.
Closed Units (Sold)	75	65	-10	174	154	-20	146	0	-146	136	0	-136
Avg. Days on Market	59	60	1	34	35	1	53	0	-53	50	0	-50
Avg. Days to Offer	34	37	3	21	21	0	38	0	-38	31	0	-31
Avg. Sale Price	\$2,229,553.83	\$2,015,410.77	-\$214,143.06	\$2,167,212.26	\$2,299,386.64	\$132,174.38	\$2,172,167.66	\$0.00	-\$2,172,167.66	\$1,935,742.28	\$0.00	-\$1,935,742.28
Avg. Sale \$ / SqFt	\$609.67	\$616.23	\$6.56	\$630.52	\$651.07	\$20.55	\$617.40	\$0.00	-\$617.40	\$618.30	\$0.00	-\$618.30
Avg. List Price	\$2,237,590.64	\$2,042,468.29	-\$195,122.35	\$2,167,514.30	\$2,275,339.87	\$107,825.57	\$2,226,529.34	\$0.00	-\$2,226,529.34	\$1,973,410.85	\$0.00	-\$1,973,410.85
Avg. List \$ / SqFt	\$597.94	\$619.48	\$21.54	\$622.64	\$635.87	\$13.23	\$625.19	\$0.00	-\$625.19	\$624.18	\$0.00	-\$624.18
Avg. Original List Price	\$2,285,017.32	\$2,141,868.31	-\$143,149.01	\$2,190,112.01	\$2,305,951.88	\$115,839.87	\$2,285,905.38	\$0.00	-\$2,285,905.38	\$2,008,913.06	\$0.00	-\$2,008,913.06
Avg. Original List \$ / SqFt	\$608.82	\$638.31	\$29.49	\$628.15	\$643.58	\$15.43	\$638.52	\$0.00	-\$638.52	\$634.66	\$0.00	-\$634.66
Avg. Sale Price as % of List Price	101.83%	99.40%	-2.43%	101.41%	102.67%	1.26%	98.94%	0.00%	-98.94%	99.04%	0.00%	-99.04%
Avg. Sale Price as % of Original List Price	100.11%	96.73%	-3.38%	100.63%	101.53%	0.90%	96.94%	0.00%	-96.94%	97.44%	0.00%	-97.44%
Sold Units - Short Sale	0	0	0	0	0	0	0	0	0	0	0	0
Sold Units - Lender-Owned	0	0	0	1	0	-1	1	0	-1	0	0	0
12-Month Activity	Q1			Q2			Q3			Q4		
	2025	2026	Var.	2025	2026	Var.	2025	2026*	Var.	2025	2026*	Var.
Units Listed	758	800	42	778	779	1	826	563	-263	811	471	-340
Units Price Changed	208	238	30	226	234	8	235	155	-80	251	136	-115
Units Went Pending	528	556	28	529	578	49	554	438	-116	570	321	-249
Units Sold	493	523	30	500	507	7	497	362	-135	532	219	-313

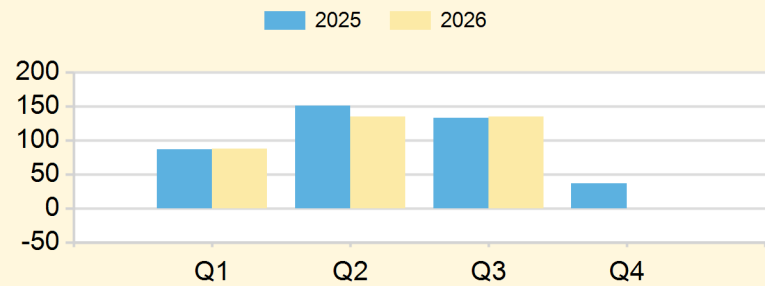
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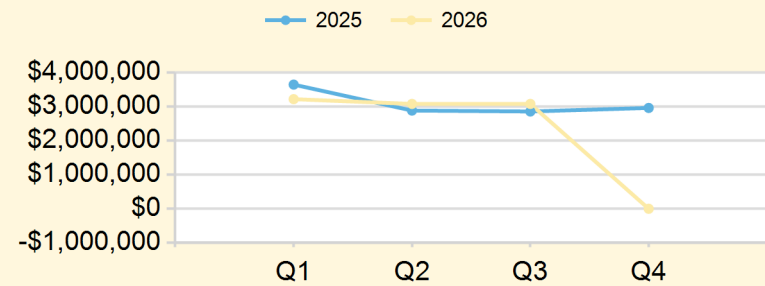
Single Family

Listing Inventory on the Last Day of Each Quarter



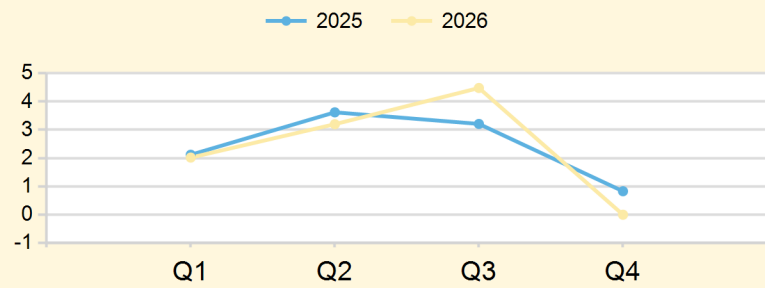
	Q1	Q2	Q3	Q4
2025	87	151	133	37
2026	88	135	135	0

Average List Price on the Last Day of Each Quarter



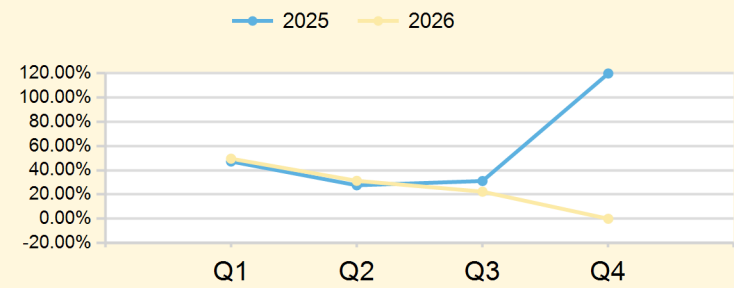
	Q1	Q2	Q3	Q4
2025	\$3,649,041.26	\$2,886,449.46	\$2,859,692.29	\$2,963,283.78
2026	\$3,221,872.59	\$3,081,014.72	\$3,081,014.72	\$0.00

Approx. Months supply per Quarter



	Q1	Q2	Q3	Q4
2025	2.12	3.62	3.21	0.83
2026	2.02	3.20	4.48	0.00

Approx. Absorption Rate Per Quarter



	Q1	Q2	Q3	Q4
2025	47.22%	27.59%	31.14%	119.82%
2026	49.53%	31.30%	22.35%	0.00%

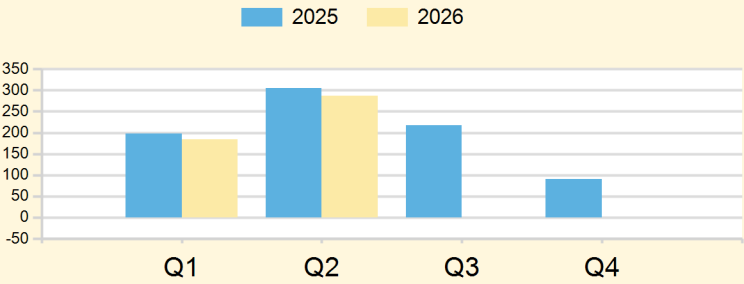
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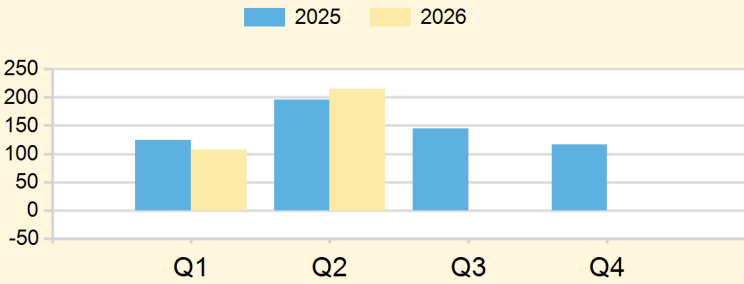
Single Family

Properties Listed During Each Quarter



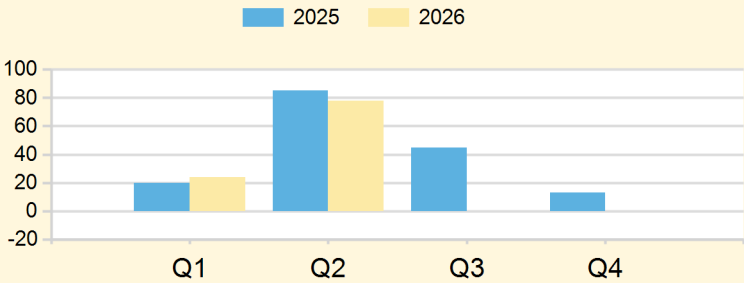
	Q1	Q2	Q3	Q4
2025	198	305	218	90
2026	184	287	0	0

Went Pending During Each Quarter



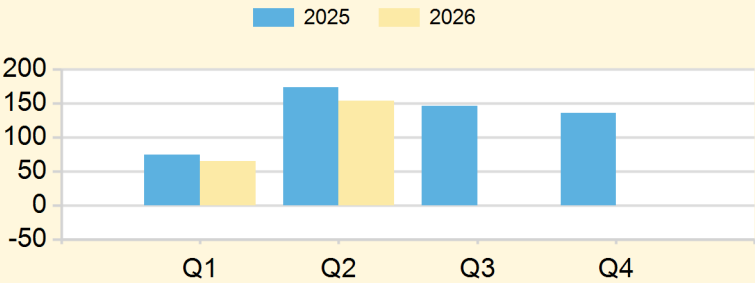
	Q1	Q2	Q3	Q4
2025	124	196	145	117
2026	107	215	0	0

Price Changed During Each Quarter



	Q1	Q2	Q3	Q4
2025	20	85	45	13
2026	24	78	0	0

Sold Listings During Each Quarter



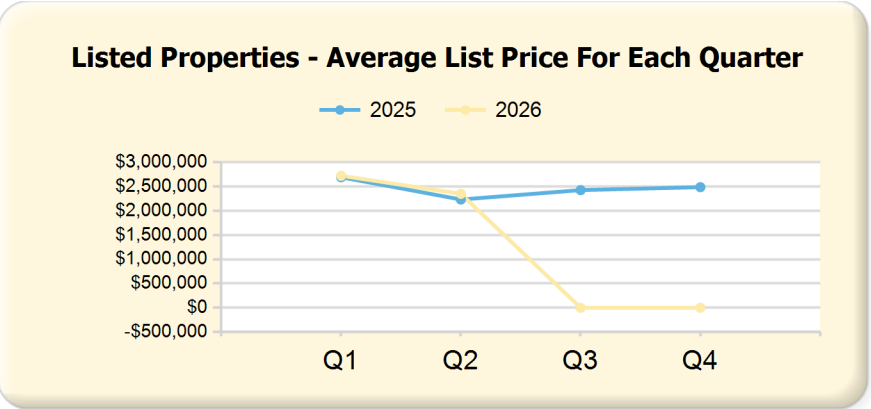
	Q1	Q2	Q3	Q4
2025	75	174	146	136
2026	65	154	0	0

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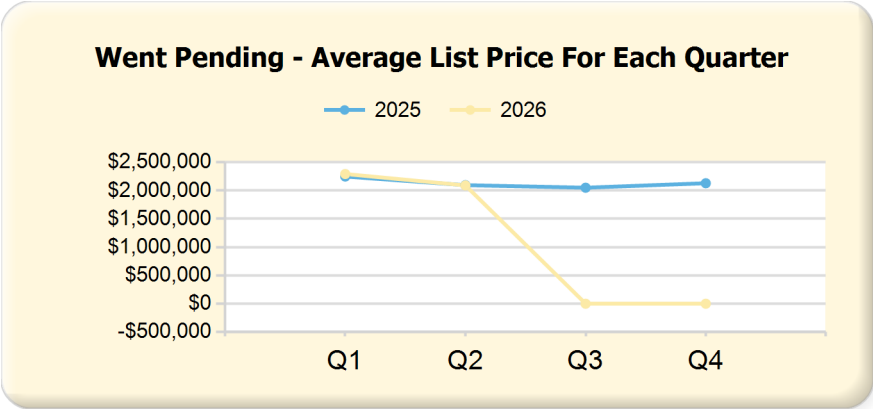
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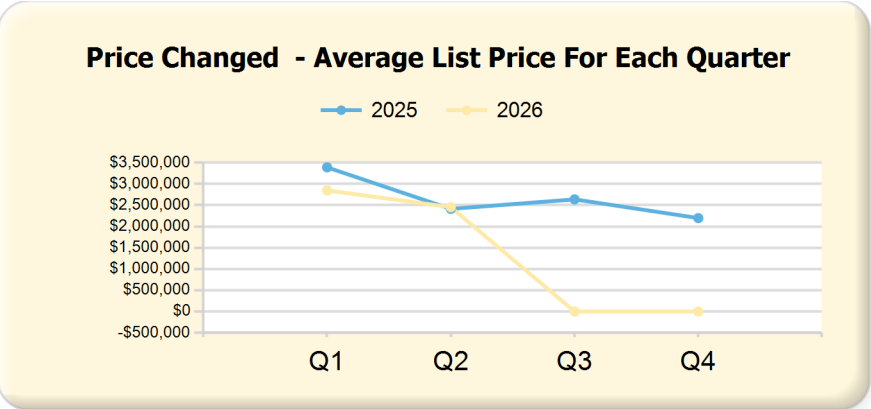
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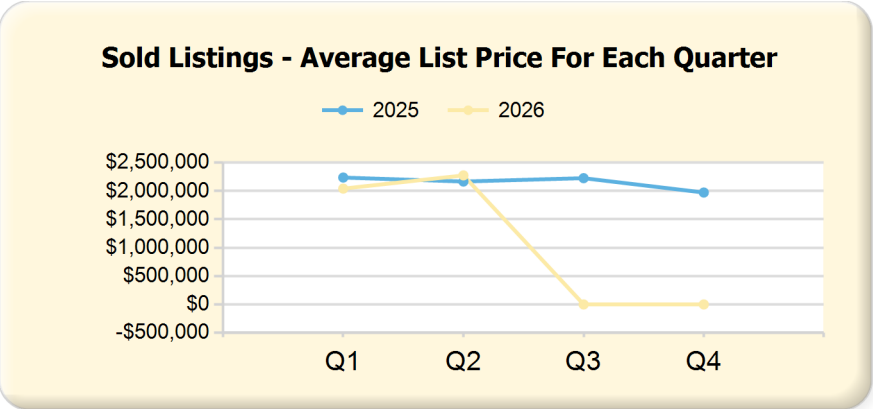
	Q1	Q2	Q3	Q4
2025	\$2,690,988.42	\$2,232,082.93	\$2,426,118.68	\$2,486,936.53
2026	\$2,721,959.51	\$2,349,993.66	\$0.00	\$0.00



	Q1	Q2	Q3	Q4
2025	\$2,248,193.54	\$2,095,797.32	\$2,050,484.08	\$2,129,640.79
2026	\$2,292,705.61	\$2,090,910.65	\$0.00	\$0.00



	Q1	Q2	Q3	Q4
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2026	\$2,848,037.50	\$2,453,894.87	\$0.00	\$0.00



	Q1	Q2	Q3	Q4
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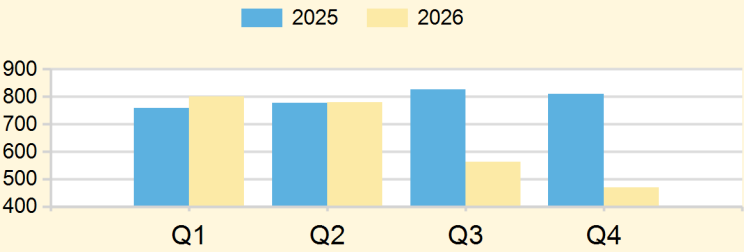
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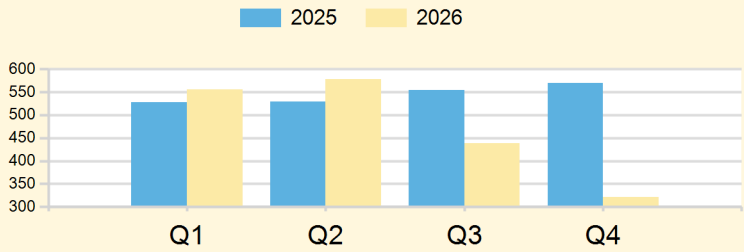
Single Family

Listed Between the Last Day of Each Quarter and 12 Months



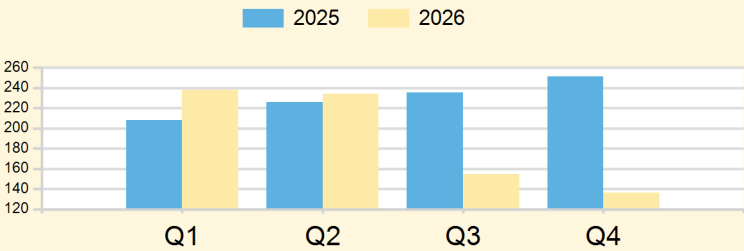
	Q1	Q2	Q3	Q4
2025	758	778	826	811
2026	800	779	563	471

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



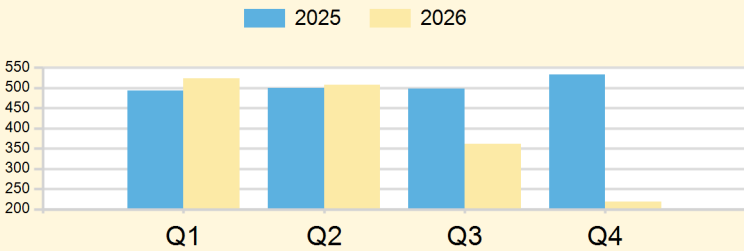
	Q1	Q2	Q3	Q4
2025	528	529	554	570
2026	556	578	438	321

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



	Q1	Q2	Q3	Q4
2025	208	226	235	251
2026	238	234	155	136

Sold Between the Last Day of Each Quarter and 12 Months



	Q1	Q2	Q3	Q4
2025	493	500	497	532
2026	523	507	362	219