

Newton, MA Real Estate Market Review

2026 vs. 2025 Per Quarter

Prepared by Ryan Cook on Tuesday, March 31, 2026

Multi Family

Listing Inventory	Q1			Q2			Q3			Q4		
	2025	2026	Var.	2025	2026*	Var.	2025	2026*	Var.	2025	2026*	Var.
Listing Units	12	12	0	16	12	-4	11	0	-11	12	0	-12
Median Days on Market	18	51	33	66	142	76	27	0	-27	61	0	-61
Median List Price	\$3,277,500.00	\$2,437,500.00	-\$840,000.00	\$1,997,499.50	\$2,437,500.00	\$440,000.50	\$1,649,000.00	\$0.00	-\$1,649,000.00	\$2,897,500.00	\$0.00	-\$2,897,500.00
Median List \$ / SqFt	\$559.72	\$532.27	-\$27.45	\$518.31	\$532.27	\$13.96	\$528.21	\$0.00	-\$528.21	\$651.19	\$0.00	-\$651.19
Approx. Absorption Rate	37.50%	30.56%	-6.94%	25.52%	25.00%	-0.52%	37.12%	0.00%	-37.12%	31.25%	0.00%	-31.25%
Approx. Months Supply of Inventory	2.67	3.27	0.60	3.92	4.00	0.08	2.69	0.00	-2.69	3.20	0.00	-3.20
Listed (Per Quarter)	Q1			Q2			Q3			Q4		
	2025	2026	Var.	2025	2026*	Var.	2025	2026*	Var.	2025	2026*	Var.
Listing Units (Taken)	17	21	4	33	0	-33	22	0	-22	20	0	-20
Median Original List Price	\$1,850,000.00	\$2,350,000.00	\$500,000.00	\$1,680,000.00	\$0.00	-\$1,680,000.00	\$1,472,500.00	\$0.00	-\$1,472,500.00	\$1,598,500.00	\$0.00	-\$1,598,500.00
Median Original List \$ / SqFt	\$559.49	\$570.04	\$10.55	\$492.61	\$0.00	-\$492.61	\$507.67	\$0.00	-\$507.67	\$533.04	\$0.00	-\$533.04
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)	2	3	1	8	0	-8	3	0	-3	3	0	-3
Median Original List Price	\$9,495,500.00	\$1,850,000.00	-\$7,645,500.00	\$1,824,500.00	\$0.00	-\$1,824,500.00	\$1,395,000.00	\$0.00	-\$1,395,000.00	\$1,300,000.00	\$0.00	-\$1,300,000.00
Median Original List \$ / SqFt	\$566.81	\$553.53	-\$13.28	\$495.77	\$0.00	-\$495.77	\$501.68	\$0.00	-\$501.68	\$507.09	\$0.00	-\$507.09
Went Pending (Per Quarter)	Q1			Q2			Q3			Q4		
	2025	2026	Var.	2025	2026*	Var.	2025	2026*	Var.	2025	2026*	Var.
Listing Units (Went Pending)	8	7	-1	20	0	-20	13	0	-13	9	0	-9
Median List Price	\$1,547,500.00	\$1,425,000.00	-\$122,500.00	\$1,475,000.00	\$0.00	-\$1,475,000.00	\$1,300,000.00	\$0.00	-\$1,300,000.00	\$1,199,000.00	\$0.00	-\$1,199,000.00
Median List \$ / SqFt	\$554.22	\$611.59	\$57.37	\$458.28	\$0.00	-\$458.28	\$452.35	\$0.00	-\$452.35	\$436.56	\$0.00	-\$436.56
Median Days to Offer	5	30	25	22	0	-22	10	0	-10	7	0	-7

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Sold (Per Quarter)	Q1			Q2			Q3			Q4		
	2025	2026	Var.	2025	2026*	Var.	2025	2026*	Var.	2025	2026*	Var.
Closed Units (Sold)	9	9	0	8	0	-8	18	0	-18	9	0	-9
Median Days on Market	20	30	10	23	0	-23	21	0	-21	21	0	-21
Median Days to Offer	9	6	-3	18	0	-18	16	0	-16	10	0	-10
Median Sale Price	\$1,300,000.00	\$1,285,000.00	-\$15,000.00	\$1,587,500.00	\$0.00	-\$1,587,500.00	\$1,385,000.00	\$0.00	-\$1,385,000.00	\$1,350,000.00	\$0.00	-\$1,350,000.00
Median Sale \$ / SqFt	\$525.17	\$396.66	-\$128.51	\$576.49	\$0.00	-\$576.49	\$458.42	\$0.00	-\$458.42	\$431.83	\$0.00	-\$431.83
Median List Price	\$1,350,000.00	\$1,250,000.00	-\$100,000.00	\$1,510,000.00	\$0.00	-\$1,510,000.00	\$1,377,450.00	\$0.00	-\$1,377,450.00	\$1,375,000.00	\$0.00	-\$1,375,000.00
Median List \$ / SqFt	\$545.71	\$402.63	-\$143.08	\$534.14	\$0.00	-\$534.14	\$470.07	\$0.00	-\$470.07	\$452.35	\$0.00	-\$452.35
Median Original List Price	\$1,425,000.00	\$1,300,000.00	-\$125,000.00	\$1,560,000.00	\$0.00	-\$1,560,000.00	\$1,422,500.00	\$0.00	-\$1,422,500.00	\$1,375,000.00	\$0.00	-\$1,375,000.00
Median Original List \$ / SqFt	\$548.25	\$436.56	-\$111.69	\$534.14	\$0.00	-\$534.14	\$497.62	\$0.00	-\$497.62	\$464.93	\$0.00	-\$464.93
Median Sale Price as % of List Price	96.30%	96.00%	-0.30%	98.37%	0.00%	-98.37%	99.46%	0.00%	-99.46%	100.00%	0.00%	-100%
Median Sale Price as % of Original List Price	95.92%	92.81%	-3.11%	97.57%	0.00%	-97.57%	98.56%	0.00%	-98.56%	97.18%	0.00%	-97.18%
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	88	97	9	88	63	-25	83	43	-40	92	21	-71
Units Price Changed	23	25	2	24	15	-9	19	10	-9	22	3	-19
Units Went Pending	54	48	-6	55	30	-25	55	16	-39	49	7	-42
Units Sold	54	44	-10	49	36	-13	49	18	-31	45	11	-34

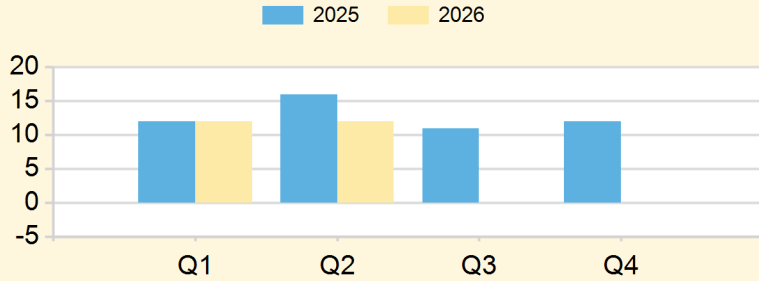
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2026 vs. 2025 Per Quarter

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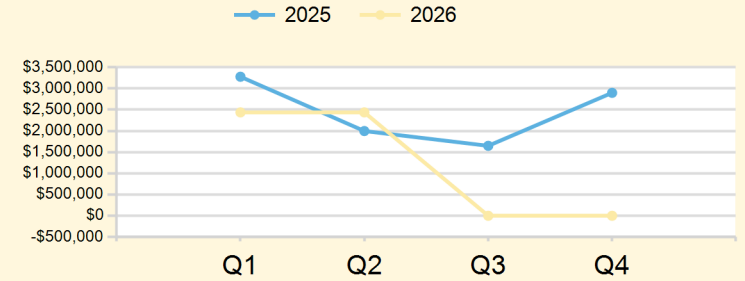
Multi Family

Listing Inventory on the Last Day of Each Quarter



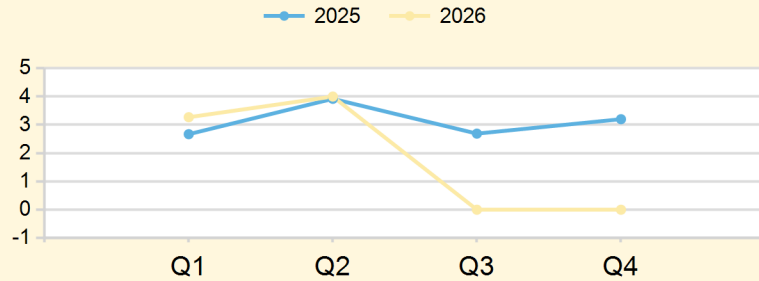
	Q1	Q2	Q3	Q4
2025	12	16	11	12
2026	12	12	0	0

Median List Price on the Last Day of Each Quarter



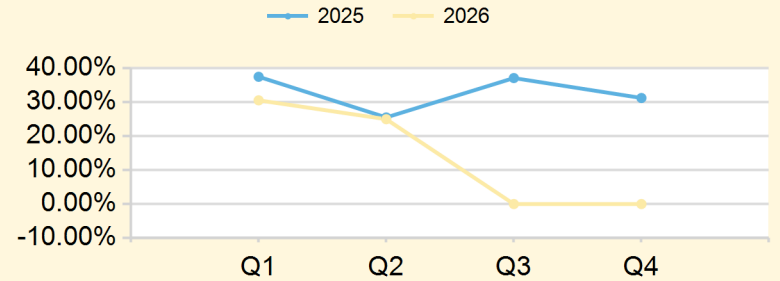
	Q1	Q2	Q3	Q4
2025	\$3,277,500.00	\$1,997,499.50	\$1,649,000.00	\$2,897,500.00
2026	\$2,437,500.00	\$2,437,500.00	\$0.00	\$0.00

Approx. Months supply per Quarter



	Q1	Q2	Q3	Q4
2025	2.67	3.92	2.69	3.20
2026	3.27	4.00	0.00	0.00

Approx. Absorption Rate Per Quarter



	Q1	Q2	Q3	Q4
2025	37.50%	25.52%	37.12%	31.25%
2026	30.56%	25.00%	0.00%	0.00%

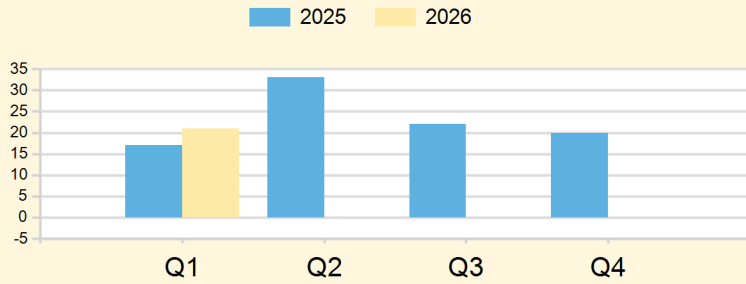
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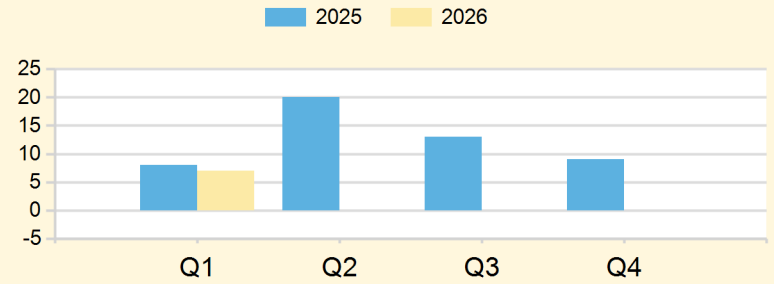
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Properties Listed During Each Quarter



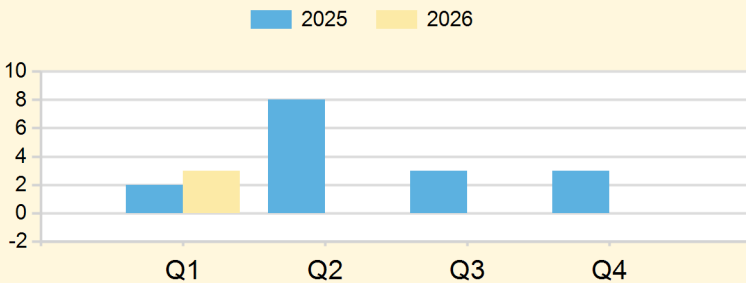
	Q1	Q2	Q3	Q4
2025	17	33	22	20
2026	21	0	0	0

Went Pending During Each Quarter



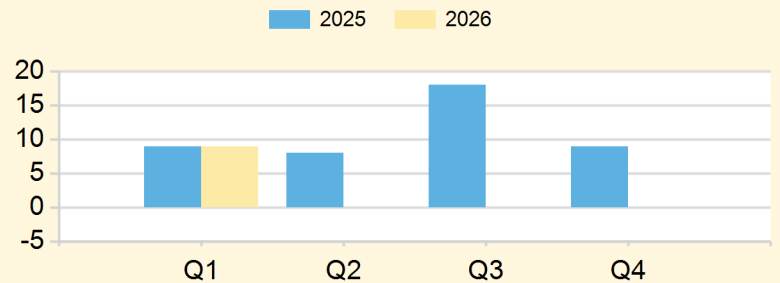
	Q1	Q2	Q3	Q4
2025	8	20	13	9
2026	7	0	0	0

Price Changed During Each Quarter



	Q1	Q2	Q3	Q4
2025	2	8	3	3
2026	3	0	0	0

Sold Listings During Each Quarter



	Q1	Q2	Q3	Q4
2025	9	8	18	9
2026	9	0	0	0

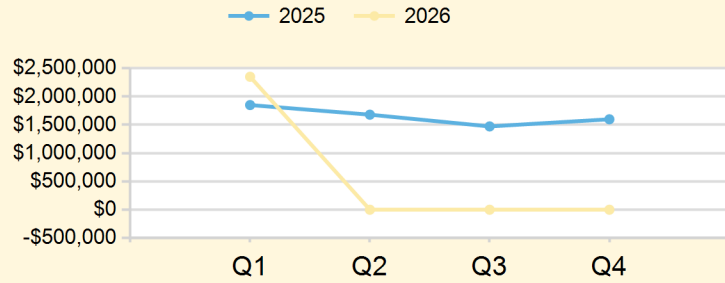
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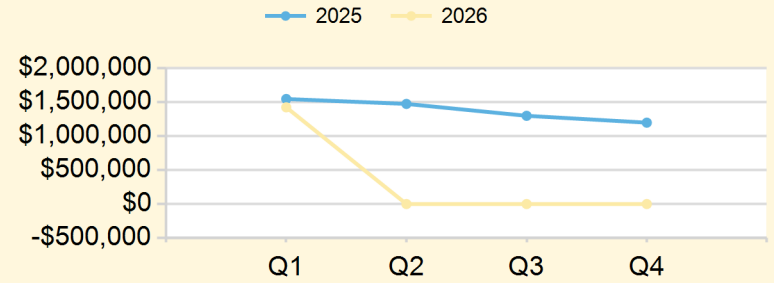
Multi Family

Listed Properties - Median List Price For Each Quarter



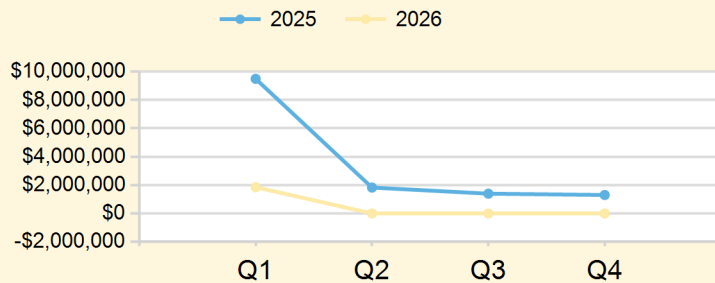
	Q1	Q2	Q3	Q4
2025	\$1,850,000.00	\$1,680,000.00	\$1,472,500.00	\$1,598,500.00
2026	\$2,350,000.00	\$0.00	\$0.00	\$0.00

Went Pending - Median List Price For Each Quarter



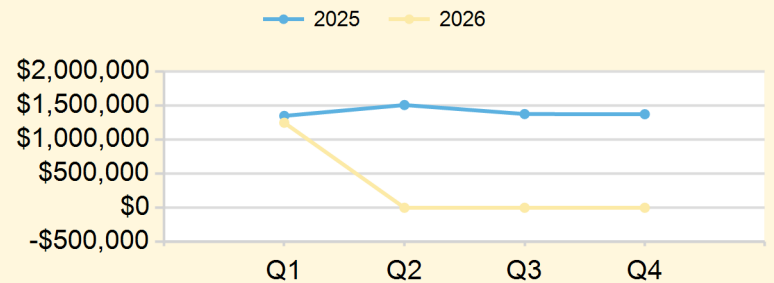
	Q1	Q2	Q3	Q4
2025	\$1,547,500.00	\$1,475,000.00	\$1,300,000.00	\$1,199,000.00
2026	\$1,425,000.00	\$0.00	\$0.00	\$0.00

Price Changed - Median List Price For Each Quarter



	Q1	Q2	Q3	Q4
2025	\$9,495,500.00	\$1,824,500.00	\$1,395,000.00	\$1,300,000.00
2026	\$1,850,000.00	\$0.00	\$0.00	\$0.00

Sold Listings - Median List Price For Each Quarter



	Q1	Q2	Q3	Q4
2025	\$1,350,000.00	\$1,510,000.00	\$1,377,450.00	\$1,375,000.00
2026	\$1,250,000.00	\$0.00	\$0.00	\$0.00

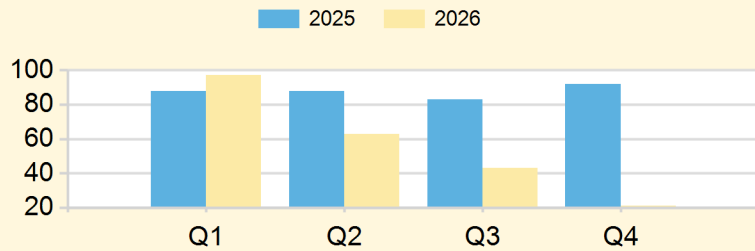
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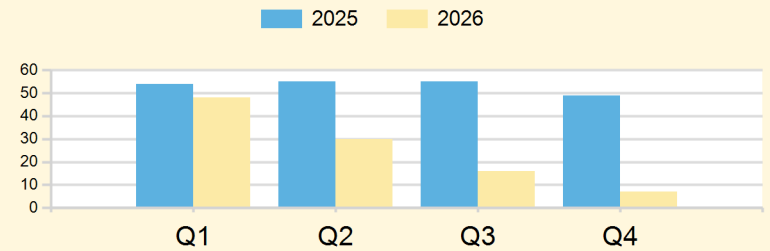
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Listed Between the Last Day of Each Quarter and 12 Months



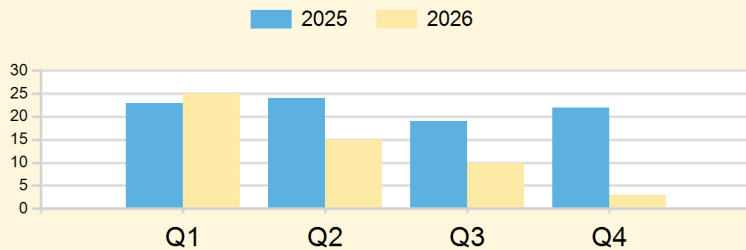
	Q1	Q2	Q3	Q4
2025	88	88	83	92
2026	97	63	43	21

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



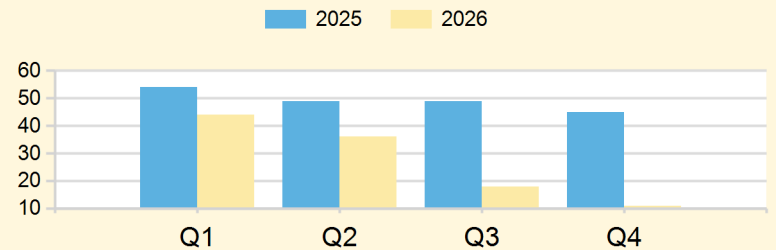
	Q1	Q2	Q3	Q4
2025	54	55	55	49
2026	48	30	16	7

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



	Q1	Q2	Q3	Q4
2025	23	24	19	22
2026	25	15	10	3

Sold Between the Last Day of Each Quarter and 12 Months



	Q1	Q2	Q3	Q4
2025	54	49	49	45
2026	44	36	18	11