

# Newton, MA Real Estate Market Review

## 2024 vs. 2023 Per Quarter

Prepared by Ryan Cook on Thursday, January 02, 2025

### Single Family

Listing Inventory	Q1			Q2			Q3			Q4		
	2023	2024	Var.	2023	2024	Var.	2023	2024	Var.	2023	2024	Var.
Listing Units	77	86	9	78	122	44	91	116	25	44	47	3
Avg. Days on Market	51	82	31	66	75	9	70	80	10	113	113	0
Avg. List Price	\$2,922,180.48	\$3,325,763.66	\$403,583.18	\$2,779,678.05	\$3,287,888.51	\$508,210.46	\$2,962,891.08	\$3,243,399.12	\$280,508.04	\$3,670,458.80	\$3,136,686.74	-\$533,772.06
Avg. List \$ / SqFt	\$617.47	\$667.38	\$49.91	\$641.25	\$636.91	-\$4.34	\$617.45	\$631.10	\$13.65	\$679.33	\$627.02	-\$52.31
Approx. Absorption Rate	56.60%	43.12%	-13.48%	52.46%	31.90%	-20.56%	41.85%	34.05%	-7.80%	81.82%	85.46%	3.64%
Approx. Months Supply of Inventory	1.77	2.32	0.55	1.91	3.13	1.22	2.39	2.94	0.55	1.22	1.17	-0.05
Listed (Per Quarter)	Q1			Q2			Q3			Q4		
	2023	2024	Var.	2023	2024	Var.	2023	2024	Var.	2023	2024	Var.
Listing Units (Taken)	174	190	16	249	286	37	141	171	30	88	106	18
Avg. Original List Price	\$2,260,474.11	\$2,556,083.55	\$295,609.44	\$2,219,489.02	\$2,402,724.10	\$183,235.08	\$2,465,602.04	\$2,556,040.32	\$90,438.28	\$2,792,153.40	\$19,759,802.81	\$16,967,649.41
Avg. Original List \$ / SqFt	\$582.60	\$624.93	\$42.33	\$605.18	\$628.26	\$23.08	\$608.60	\$612.63	\$4.03	\$642.31	\$5,383.21	\$4,740.90
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)	16	30	14	42	60	18	18	33	15	17	23	6
Avg. Original List Price	\$2,772,000.00	\$2,749,926.27	-\$22,073.73	\$2,127,942.38	\$2,539,078.28	\$411,135.90	\$2,335,322.22	\$2,453,933.27	\$118,611.05	\$2,001,935.29	\$82,454,256.48	\$80,452,321.19
Avg. Original List \$ / SqFt	\$642.20	\$643.52	\$1.32	\$589.87	\$641.63	\$51.76	\$599.33	\$573.13	-\$26.20	\$634.51	\$23,437.74	\$22,803.23
Went Pending (Per Quarter)	Q1			Q2			Q3			Q4		
	2023	2024	Var.	2023	2024	Var.	2023	2024	Var.	2023	2024	Var.
Listing Units (Went Pending)	125	125	0	204	206	2	86	122	36	84	90	6
Avg. List Price	\$1,990,651.18	\$2,269,403.10	\$278,751.92	\$2,070,222.52	\$2,020,158.17	-\$50,064.35	\$1,829,897.53	\$2,147,022.93	\$317,125.40	\$2,139,315.31	\$2,283,826.38	\$144,511.07
Avg. List \$ / SqFt	\$560.83	\$607.08	\$46.25	\$585.02	\$615.25	\$30.23	\$581.41	\$597.72	\$16.31	\$594.38	\$592.50	-\$1.88
Avg. Days to Offer	30	23	-7	22	23	1	33	40	7	44	38	-6

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Sold (Per Quarter)	Q1			Q2			Q3			Q4		
	2023	2024	Var.	2023	2024	Var.	2023	2024	Var.	2023	2024	Var.
Closed Units (Sold)	58	65	7	150	167	17	133	151	18	91	99	8
Avg. Days on Market	43	60	17	31	37	6	33	39	6	53	56	3
Avg. Days to Offer	30	44	14	21	19	-2	23	28	5	37	35	-2
Avg. Sale Price	\$1,882,521.55	\$2,492,972.31	\$610,450.76	\$1,988,556.17	\$2,037,312.04	\$48,755.87	\$2,046,587.73	\$2,083,296.48	\$36,708.75	\$1,851,865.58	\$2,200,494.49	\$348,628.91
Avg. Sale \$ / SqFt	\$566.53	\$587.10	\$20.57	\$586.83	\$631.72	\$44.89	\$582.74	\$622.70	\$39.96	\$590.20	\$591.83	\$1.63
Avg. List Price	\$1,886,287.91	\$2,545,362.68	\$659,074.77	\$1,960,051.98	\$2,010,975.36	\$50,923.38	\$2,043,960.80	\$2,097,305.94	\$53,345.14	\$1,850,068.12	\$2,242,349.35	\$392,281.23
Avg. List \$ / SqFt	\$564.31	\$591.49	\$27.18	\$573.13	\$610.20	\$37.07	\$576.22	\$616.44	\$40.22	\$586.46	\$592.14	\$5.68
Avg. Original List Price	\$1,914,460.33	\$2,593,981.52	\$679,521.19	\$1,980,886.65	\$2,037,195.72	\$56,309.07	\$2,093,160.14	\$2,135,847.66	\$42,687.52	\$1,896,517.57	\$2,320,098.96	\$423,581.39
Avg. Original List \$ / SqFt	\$572.88	\$602.14	\$29.26	\$578.19	\$617.80	\$39.61	\$588.32	\$625.78	\$37.46	\$600.99	\$605.13	\$4.14
Avg. Sale Price as % of List Price	99.90%	99.37%	-0.53%	102.61%	103.75%	1.14%	101.49%	100.98%	-0.51%	100.81%	99.90%	-0.91%
Avg. Sale Price as % of Original List Price	98.34%	97.81%	-0.53%	101.85%	102.76%	0.91%	99.52%	99.50%	-0.02%	98.73%	98.13%	-0.60%
Sold Units - Short Sale	0	0	0	0	0	0	0	1	1	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	719	669	-50	677	705	28	658	735	77	653	753	100
Units Price Changed	171	164	-7	165	191	26	147	209	62	166	234	68
Units Went Pending	549	491	-58	520	499	-21	487	523	36	486	528	42
Units Sold	523	445	-78	491	467	-24	457	474	17	432	482	50

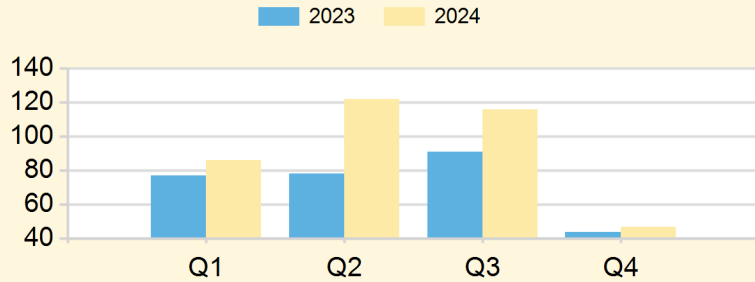
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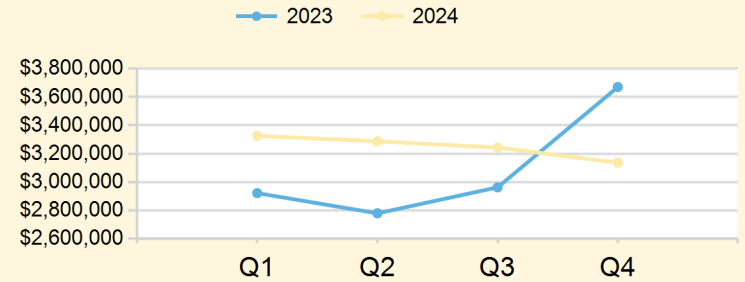
### Single Family

**Listing Inventory on the Last Day of Each Quarter**



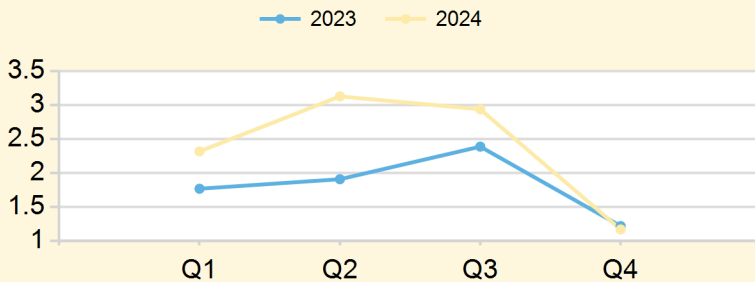
	Q1	Q2	Q3	Q4
2023	77	78	91	44
2024	86	122	116	47

**Average List Price on the Last Day of Each Quarter**



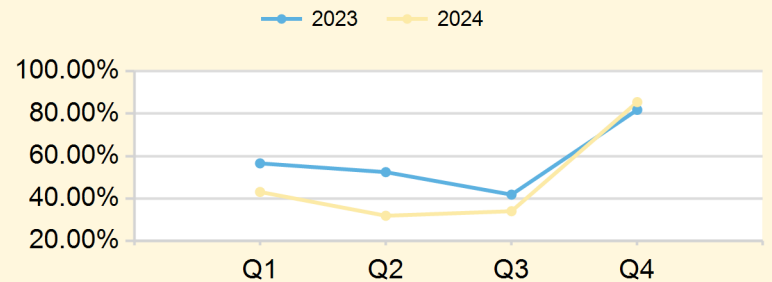
	Q1	Q2	Q3	Q4
2023	\$2,922,180.48	\$2,779,678.05	\$2,962,891.08	\$3,670,458.80
2024	\$3,325,763.66	\$3,287,888.51	\$3,243,399.12	\$3,136,686.74

**Approx. Months supply per Quarter**



	Q1	Q2	Q3	Q4
2023	1.77	1.91	2.39	1.22
2024	2.32	3.13	2.94	1.17

**Approx. Absorption Rate Per Quarter**



	Q1	Q2	Q3	Q4
2023	56.60%	52.46%	41.85%	81.82%
2024	43.12%	31.90%	34.05%	85.46%

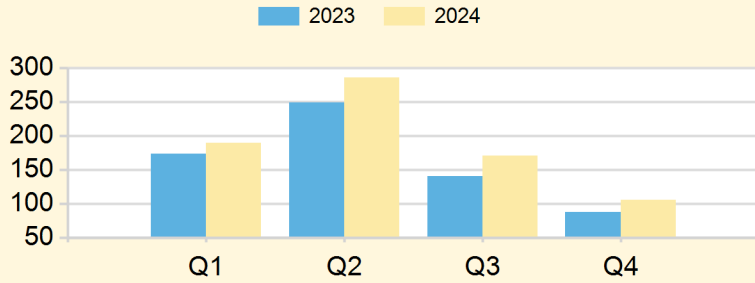
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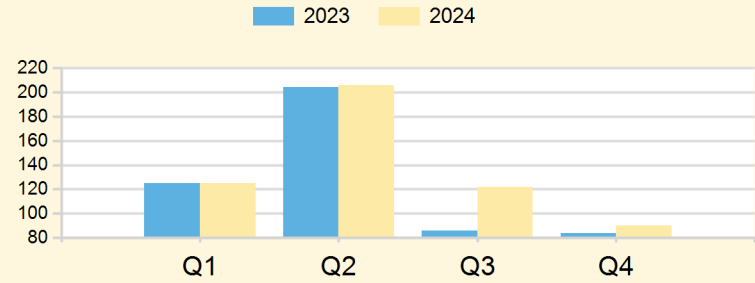
### Single Family

**Properties Listed During Each Quarter**



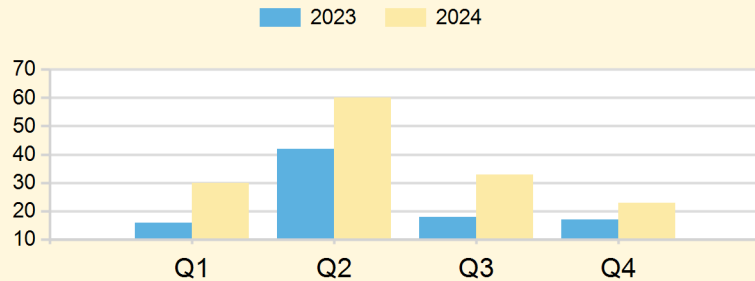
	Q1	Q2	Q3	Q4
2023	174	249	141	88
2024	190	286	171	106

**Went Pending During Each Quarter**



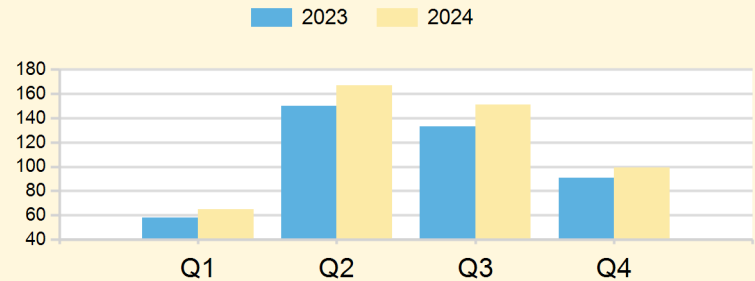
	Q1	Q2	Q3	Q4
2023	125	204	86	84
2024	125	206	122	90

**Price Changed During Each Quarter**



	Q1	Q2	Q3	Q4
2023	16	42	18	17
2024	30	60	33	23

**Sold Listings During Each Quarter**



	Q1	Q2	Q3	Q4
2023	58	150	133	91
2024	65	167	151	99

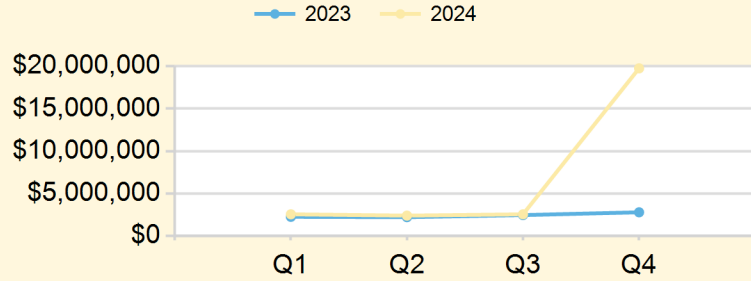
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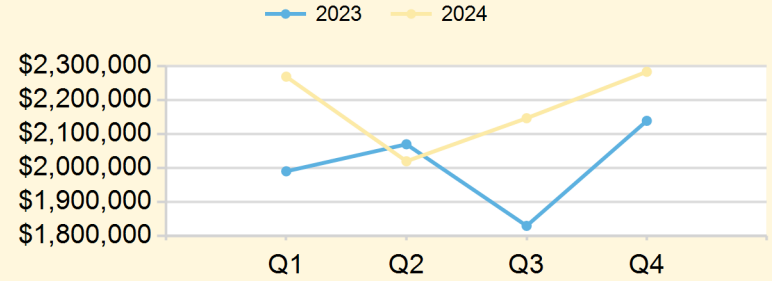
### Single Family

Listed Properties - Average List Price For Each Quarter



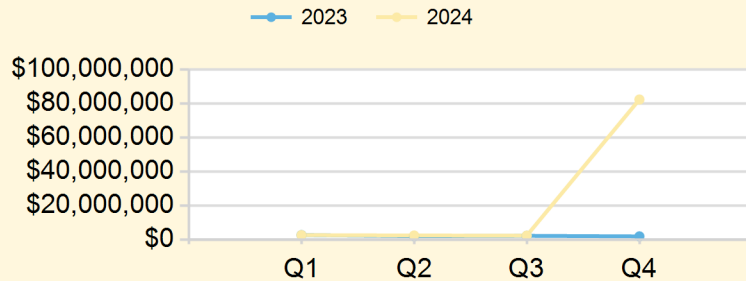
	Q1	Q2	Q3	Q4
2023	\$2,260,474.11	\$2,219,489.02	\$2,465,602.04	\$2,792,153.40
2024	\$2,556,083.55	\$2,402,724.10	\$2,556,040.32	\$19,759,802.81

Went Pending - Average List Price For Each Quarter



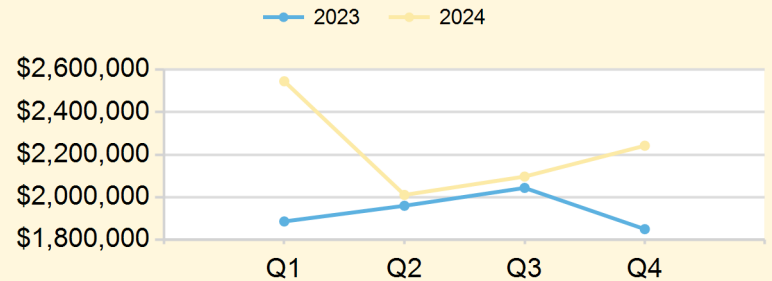
	Q1	Q2	Q3	Q4
2023	\$1,990,651.18	\$2,070,222.52	\$1,829,897.53	\$2,139,315.31
2024	\$2,269,403.10	\$2,020,158.17	\$2,147,022.93	\$2,283,826.38

Price Changed - Average List Price For Each Quarter



	Q1	Q2	Q3	Q4
2023	\$2,772,000.00	\$2,127,942.38	\$2,335,322.22	\$2,001,935.29
2024	\$2,749,926.27	\$2,539,078.28	\$2,453,933.27	\$82,454,256.48

Sold Listings - Average List Price For Each Quarter



	Q1	Q2	Q3	Q4
2023	\$1,886,287.91	\$1,960,051.98	\$2,043,960.80	\$1,850,068.12
2024	\$2,545,362.68	\$2,010,975.36	\$2,097,305.94	\$2,242,349.35

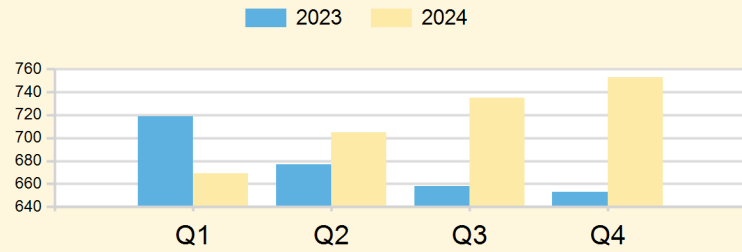
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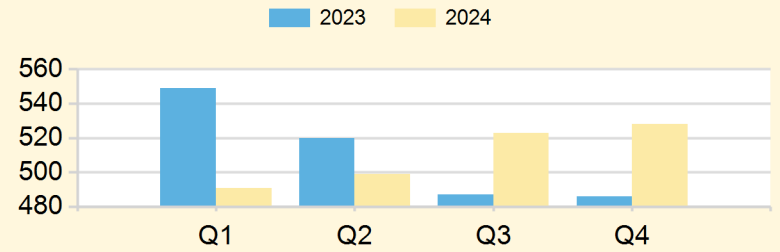
### Single Family

**Listed Between the Last Day of Each Quarter and 12 Months**



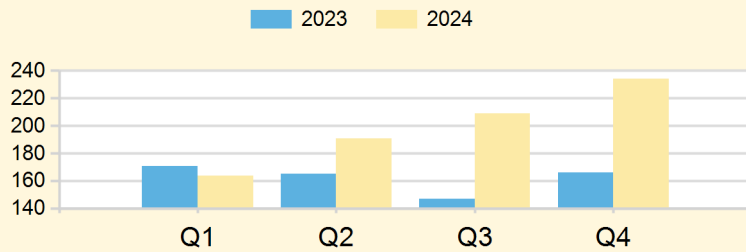
	Q1	Q2	Q3	Q4
2023	719	677	658	653
2024	669	705	735	753

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



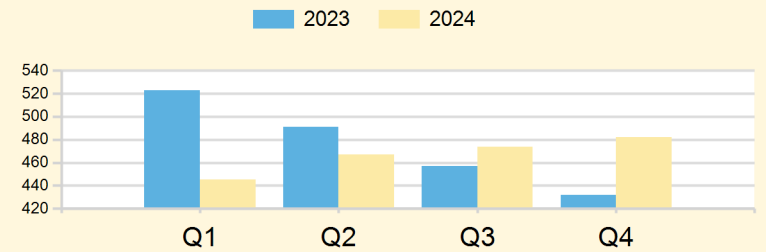
	Q1	Q2	Q3	Q4
2023	549	520	487	486
2024	491	499	523	528

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



	Q1	Q2	Q3	Q4
2023	171	165	147	166
2024	164	191	209	234

**Sold Between the Last Day of Each Quarter and 12 Months**



	Q1	Q2	Q3	Q4
2023	523	491	457	432
2024	445	467	474	482