

# Newton, MA Real Estate Market Review

## 2024 vs. 2023 Per Quarter

Prepared by Ryan Cook on Monday, September 30, 2024

### Condominium

Listing Inventory	Q1			Q2			Q3			Q4		
	2023	2024	Var.	2023	2024	Var.	2023	2024	Var.	2023	2024*	Var.
Listing Units	46	50	4	56	64	8	52	72	20	35	72	37
Avg. Days on Market	53	60	7	49	55	6	63	53	-10	103	145	42
Avg. List Price	\$1,288,726.09	\$1,361,494.00	\$72,767.91	\$1,243,778.36	\$1,489,104.59	\$245,326.23	\$1,356,321.15	\$1,356,829.17	\$508.02	\$1,492,311.43	\$1,356,829.17	-\$135,482.26
Avg. List \$ / SqFt	\$568.53	\$632.06	\$63.53	\$595.09	\$611.22	\$16.13	\$577.82	\$609.16	\$31.34	\$641.05	\$609.16	-\$31.89
Approx. Absorption Rate	54.71%	51.50%	-3.21%	43.60%	38.28%	-5.32%	46.79%	30.90%	-15.89%	69.05%	22.92%	-46.13%
Approx. Months Supply of Inventory	1.83	1.94	0.11	2.29	2.61	0.32	2.14	3.24	1.10	1.45	4.36	2.91
Listed (Per Quarter)	Q1			Q2			Q3			Q4		
	2023	2024	Var.	2023	2024	Var.	2023	2024	Var.	2023	2024*	Var.
Listing Units (Taken)	102	113	11	147	129	-18	107	104	-3	55	0	-55
Avg. Original List Price	\$1,225,805.75	\$1,360,030.96	\$134,225.21	\$1,228,654.12	\$1,338,137.09	\$109,482.97	\$1,220,056.99	\$1,267,574.94	\$47,517.95	\$1,421,330.87	\$0.00	-\$1,421,330.87
Avg. Original List \$ / SqFt	\$557.04	\$599.25	\$42.21	\$578.67	\$592.51	\$13.84	\$560.53	\$617.75	\$57.22	\$580.05	\$0.00	-\$580.05
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)	23	19	-4	25	24	-1	15	20	5	7	0	-7
Avg. Original List Price	\$1,441,452.17	\$1,470,089.47	\$28,637.30	\$1,279,312.00	\$1,392,078.96	\$112,766.96	\$1,160,646.60	\$1,351,640.00	\$190,993.40	\$1,633,857.14	\$0.00	-\$1,633,857.14
Avg. Original List \$ / SqFt	\$571.03	\$575.26	\$4.23	\$554.77	\$618.67	\$63.90	\$486.50	\$616.80	\$130.30	\$529.70	\$0.00	-\$529.70
Went Pending (Per Quarter)	Q1			Q2			Q3			Q4		
	2023	2024	Var.	2023	2024	Var.	2023	2024	Var.	2023	2024*	Var.
Listing Units (Went Pending)	73	82	9	113	91	-22	89	66	-23	46	0	-46
Avg. List Price	\$1,147,268.47	\$1,198,742.67	\$51,474.20	\$1,203,127.33	\$1,160,677.91	-\$42,449.42	\$1,075,894.36	\$1,229,605.97	\$153,711.61	\$1,211,580.39	\$0.00	-\$1,211,580.39
Avg. List \$ / SqFt	\$534.42	\$581.88	\$47.46	\$557.10	\$577.24	\$20.14	\$554.48	\$578.98	\$24.50	\$566.07	\$0.00	-\$566.07
Avg. Days to Offer	36	37	1	25	25	0	28	34	6	38	0	-38

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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)	35	53	18	87	71	-16	99	74	-25	69	0	-69
Avg. Days on Market	61	67	6	42	32	-10	31	45	14	44	0	-44
Avg. Days to Offer	37	40	3	25	24	-1	23	30	7	31	0	-31
Avg. Sale Price	\$1,081,168.57	\$1,222,618.26	\$141,449.69	\$1,172,867.82	\$1,191,309.86	\$18,442.04	\$1,067,692.18	\$1,148,689.53	\$80,997.35	\$1,138,259.42	\$0.00	-\$1,138,259.42
Avg. Sale \$ / SqFt	\$524.30	\$568.18	\$43.88	\$545.92	\$571.63	\$25.71	\$553.38	\$595.68	\$42.30	\$569.07	\$0.00	-\$569.07
Avg. List Price	\$1,105,508.57	\$1,236,118.85	\$130,610.28	\$1,173,821.83	\$1,193,746.48	\$19,924.65	\$1,070,676.63	\$1,145,832.30	\$75,155.67	\$1,153,240.54	\$0.00	-\$1,153,240.54
Avg. List \$ / SqFt	\$534.73	\$572.12	\$37.39	\$543.18	\$570.24	\$27.06	\$553.39	\$593.45	\$40.06	\$575.39	\$0.00	-\$575.39
Avg. Original List Price	\$1,116,277.14	\$1,250,666.02	\$134,388.88	\$1,189,154.02	\$1,202,214.08	\$13,060.06	\$1,077,850.36	\$1,159,614.73	\$81,764.37	\$1,163,898.51	\$0.00	-\$1,163,898.51
Avg. Original List \$ / SqFt	\$540.77	\$578.17	\$37.40	\$549.09	\$574.69	\$25.60	\$557.26	\$598.81	\$41.55	\$580.09	\$0.00	-\$580.09
Avg. Sale Price as % of List Price	98.18%	99.36%	1.18%	100.71%	100.56%	-0.15%	100.23%	100.43%	0.20%	99.03%	0.00%	-99.03%
Avg. Sale Price as % of Original List Price	97.05%	98.27%	1.22%	99.73%	99.80%	0.07%	99.60%	99.55%	-0.05%	98.22%	0.00%	-98.22%
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		
	2023	2024	Var.	2023	2024	Var.	2023	2024	Var.	2023	2024*	Var.
Units Listed	477	423	-54	430	405	-25	423	401	-22	411	346	-65
Units Price Changed	133	103	-30	113	103	-10	112	113	1	111	100	-11
Units Went Pending	324	325	1	308	300	-8	321	275	-46	314	231	-83
Units Sold	302	309	7	293	294	1	292	267	-25	290	198	-92

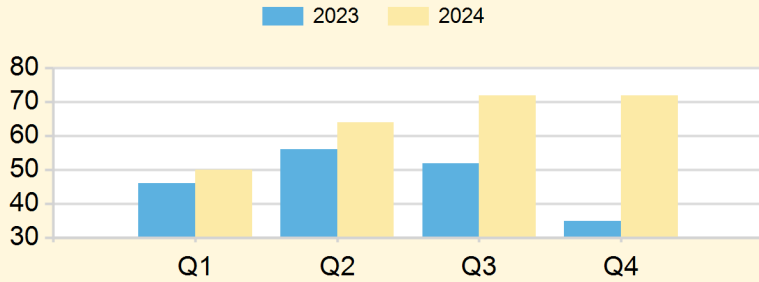
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## 2024 vs. 2023 Per Quarter

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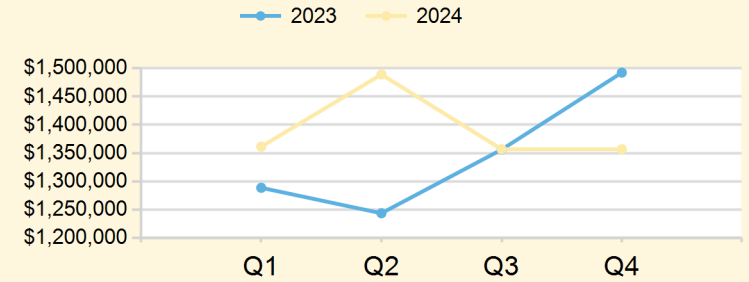
### Condominium

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



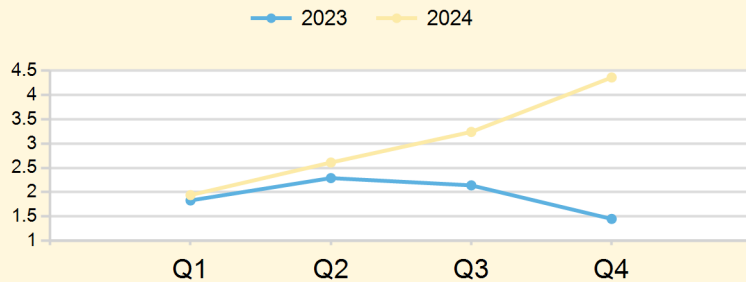
	Q1	Q2	Q3	Q4
2023	46	56	52	35
2024	50	64	72	72

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



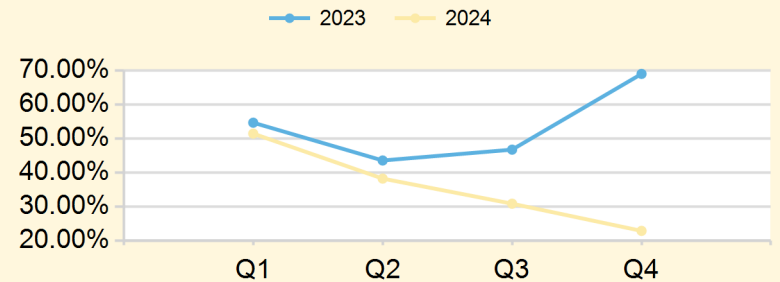
	Q1	Q2	Q3	Q4
2023	\$1,288,726.09	\$1,243,778.36	\$1,356,321.15	\$1,492,311.43
2024	\$1,361,494.00	\$1,489,104.59	\$1,356,829.17	\$1,356,829.17

**Approx. Months supply per Quarter**



	Q1	Q2	Q3	Q4
2023	1.83	2.29	2.14	1.45
2024	1.94	2.61	3.24	4.36

**Approx. Absorption Rate Per Quarter**



	Q1	Q2	Q3	Q4
2023	54.71%	43.60%	46.79%	69.05%
2024	51.50%	38.28%	30.90%	22.92%

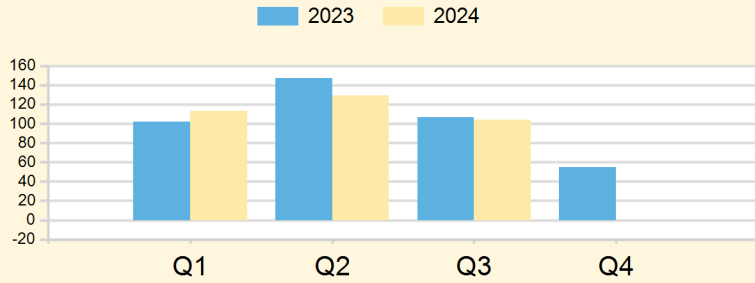
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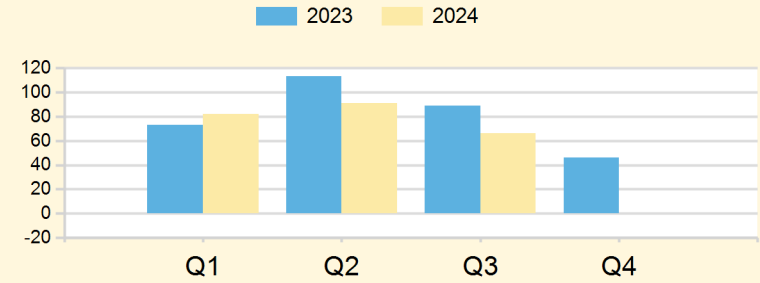
### Condominium

**Properties Listed During Each Quarter**



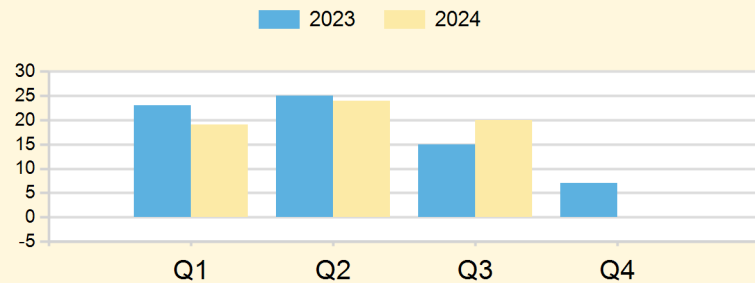
	Q1	Q2	Q3	Q4
2023	102	147	107	55
2024	113	129	104	0

**Went Pending During Each Quarter**



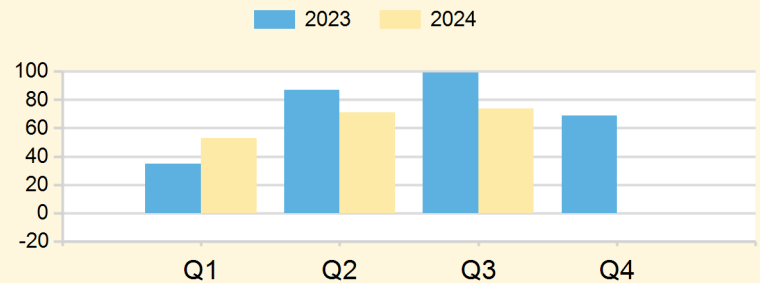
	Q1	Q2	Q3	Q4
2023	73	113	89	46
2024	82	91	66	0

**Price Changed During Each Quarter**



	Q1	Q2	Q3	Q4
2023	23	25	15	7
2024	19	24	20	0

**Sold Listings During Each Quarter**



	Q1	Q2	Q3	Q4
2023	35	87	99	69
2024	53	71	74	0

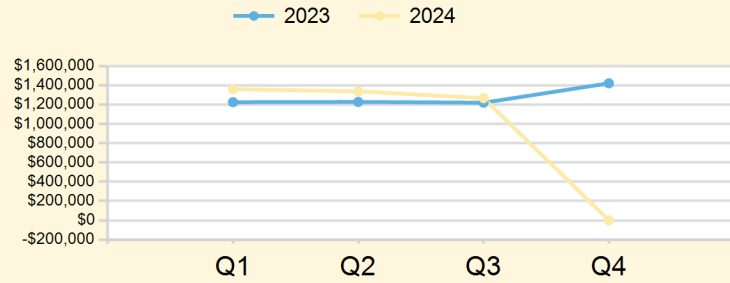
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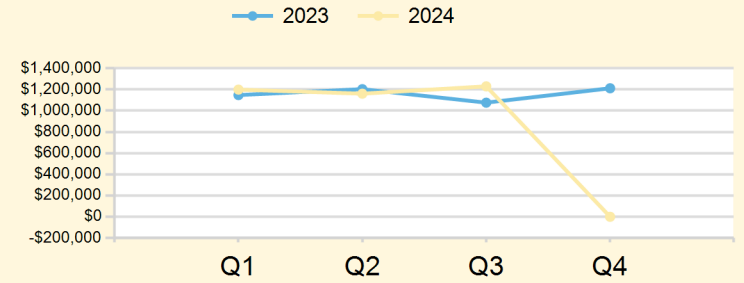
### Condominium

**Listed Properties - Average List Price For Each Quarter**



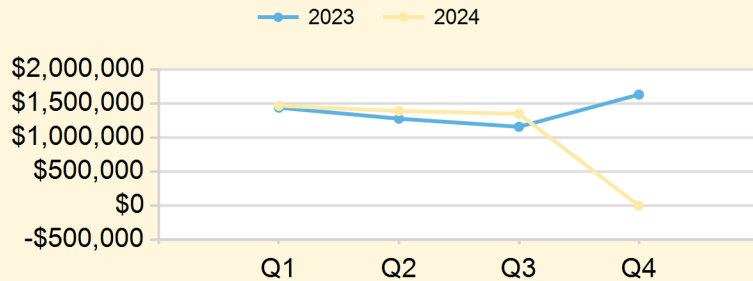
	Q1	Q2	Q3	Q4
2023	\$1,225,805.75	\$1,228,654.12	\$1,220,056.99	\$1,421,330.87
2024	\$1,360,030.96	\$1,338,137.09	\$1,267,574.94	\$0.00

**Went Pending - Average List Price For Each Quarter**



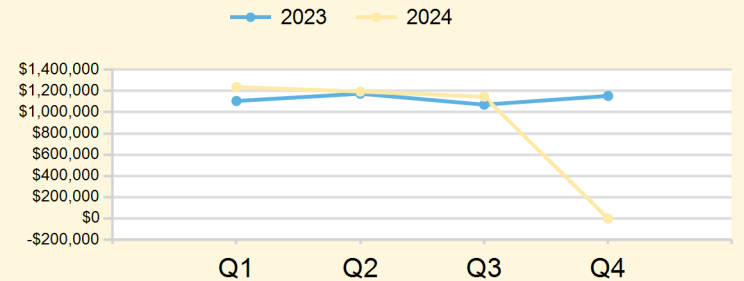
	Q1	Q2	Q3	Q4
2023	\$1,147,268.47	\$1,203,127.33	\$1,075,894.36	\$1,211,580.39
2024	\$1,198,742.67	\$1,160,677.91	\$1,229,605.97	\$0.00

**Price Changed - Average List Price For Each Quarter**



	Q1	Q2	Q3	Q4
2023	\$1,441,452.17	\$1,279,312.00	\$1,160,646.60	\$1,633,857.14
2024	\$1,470,089.47	\$1,392,078.96	\$1,351,640.00	\$0.00

**Sold Listings - Average List Price For Each Quarter**



	Q1	Q2	Q3	Q4
2023	\$1,105,508.57	\$1,173,821.83	\$1,070,676.63	\$1,153,240.54
2024	\$1,236,118.85	\$1,193,746.48	\$1,145,832.30	\$0.00

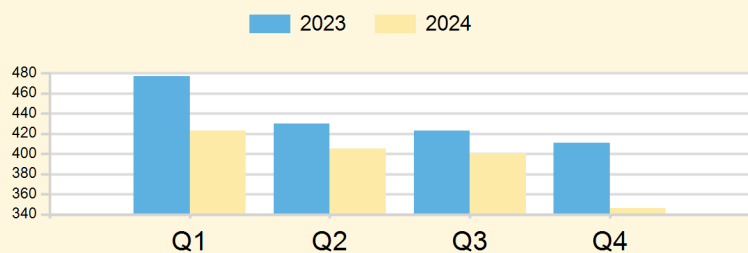
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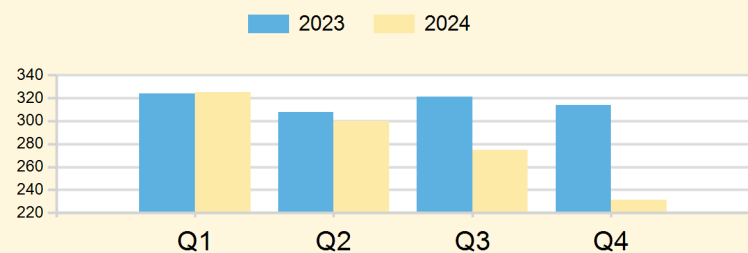
### Condominium

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



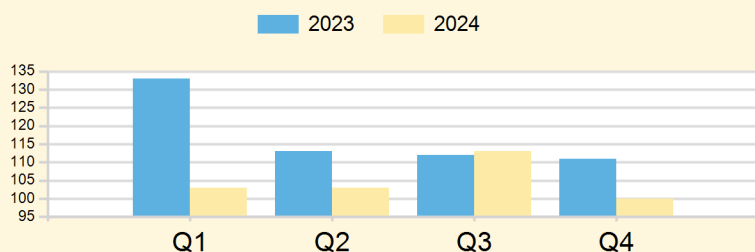
	Q1	Q2	Q3	Q4
2023	477	430	423	411
2024	423	405	401	346

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



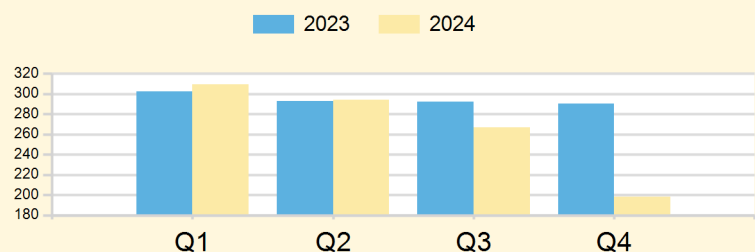
	Q1	Q2	Q3	Q4
2023	324	308	321	314
2024	325	300	275	231

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



	Q1	Q2	Q3	Q4
2023	133	113	112	111
2024	103	103	113	100

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



	Q1	Q2	Q3	Q4
2023	302	293	292	290
2024	309	294	267	198