

Newton, MA Area Market Review

2022 vs. 2021 As of December 31, 2022

Prepared by Deborah Fogarty on Tuesday, January 03, 2023

Single Family

Sold (Year to Date)	2021	2022	Var.	Var. %	Trend
Closed Units (Sold)	652	537	-115	-17.64%	↓
Average Days on Market	35	29	-6	-17.14%	↓
Average Days to Offer	24	21	-3	-12.50%	↓
Average Sale Price	\$1,745,153.77	\$1,932,959.14	\$187,805.37	10.76%	↑
Average Sale \$ / SqFt	\$532.87	\$575.80	\$42.93	8.06%	↑
Average List Price	\$1,728,986.12	\$1,902,371.25	\$173,385.13	10.03%	↑
Average List \$ / SqFt	\$522.43	\$558.49	\$36.06	6.90%	↑
Average Original List Price	\$1,754,707.19	\$1,937,775.33	\$183,068.14	10.43%	↑
Average Original List \$ / SqFt	\$529.75	\$567.80	\$38.05	7.18%	↑
Average Sale Price as % of List Price	102.20%	103.23%	1.03%	1.01%	↑
Average Sale Price as % of Original List Price	100.96%	101.69%	0.73%	0.72%	↑
Sold Units - Short Sale	0	0	0	0%	↔
Sold Units - Lender-Owned	0	0	0	0%	↔