

# Local Market Update – May 2018

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Newton

### Single-Family Properties

Key Metrics	May			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	82	<b>92</b>	+ 12.2%	268	<b>266</b>	- 0.7%
Closed Sales	45	<b>53</b>	+ 17.8%	162	<b>161</b>	- 0.6%
Median Sales Price*	\$1,068,000	<b>\$1,166,500</b>	+ 9.2%	\$1,187,500	<b>\$1,150,000</b>	- 3.2%
Inventory of Homes for Sale	150	<b>146</b>	- 2.7%	--	--	--
Months Supply of Inventory	3.3	<b>3.0</b>	- 9.1%	--	--	--
Cumulative Days on Market Until Sale	49	<b>42</b>	- 14.3%	62	<b>61</b>	- 1.6%
Percent of Original List Price Received*	100.8%	<b>100.6%</b>	- 0.2%	98.4%	<b>98.1%</b>	- 0.3%
New Listings	124	<b>115</b>	- 7.3%	406	<b>385</b>	- 5.2%

\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

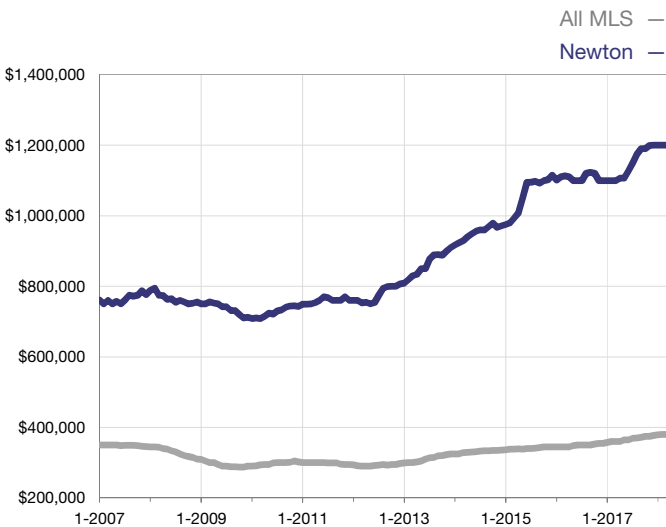
### Condominium Properties

Key Metrics	May			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	38	<b>30</b>	- 21.1%	160	<b>128</b>	- 20.0%
Closed Sales	35	<b>20</b>	- 42.9%	151	<b>91</b>	- 39.7%
Median Sales Price*	\$940,000	<b>\$625,000</b>	- 33.5%	\$770,000	<b>\$743,500</b>	- 3.4%
Inventory of Homes for Sale	36	<b>45</b>	+ 25.0%	--	--	--
Months Supply of Inventory	1.1	<b>1.8</b>	+ 63.6%	--	--	--
Cumulative Days on Market Until Sale	28	<b>42</b>	+ 50.0%	44	<b>41</b>	- 6.8%
Percent of Original List Price Received*	100.8%	<b>100.4%</b>	- 0.4%	99.0%	<b>99.4%</b>	+ 0.4%
New Listings	44	<b>47</b>	+ 6.8%	189	<b>176</b>	- 6.9%

\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

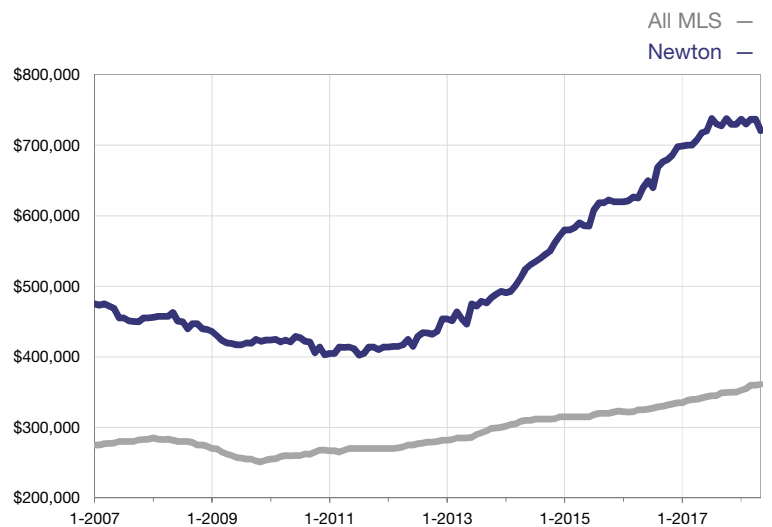
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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