# Newton

## September 2026 · All homes

Closed sales through September 30, 2026. Source: MLS PIN.

Median sale price
**$1,700,000**
37 homes sold in September 2026

Days to offer, median
**21 days**
Listing to accepted offer, 37 sales with both dates

Sale to list price, median
**97.3%**
30% sold above their original asking price

Homes for sale
**246**
On October 10, 2026, 3.1 months of supply

## The month in brief

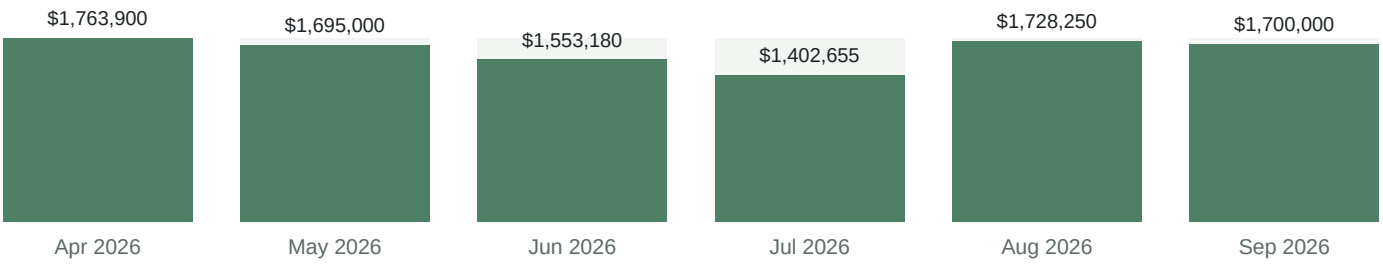
In September 2026, MLS PIN shows 37 homes sold in Newton at a median price of $1,700,000. Half went under agreement within 21 days, and the median sale closed at 97.3% of its original asking price. 30% sold above their original asking price. On October 10, 2026, 246 homes were for sale, about 3.1 months of supply at the last six months' pace. Over April to September 2026, the median sale price was $1,628,000, down 2.0% from the same months a year earlier.

## Month by month

Closed sales, April to September 2026

| Month | Sales | Median price | Days to offer | Sale to list | Above asking |
|---|---|---|---|---|---|
| Apr 2026 | 67 | $1,763,900 | 11 | 98.5% | 33% |
| May 2026 | 85 | $1,695,000 | 9 | 100.0% | 45% |
| Jun 2026 | 111 | $1,553,180 | 9 | 99.6% | 41% |
| Jul 2026 | 116 | $1,402,655 | 8 | 99.7% | 46% |
| Aug 2026 | 66 | $1,728,250 | 20 | 96.8% | 30% |
| Sep 2026 | 37 | $1,700,000 | 21 | 97.3% | 30% |

## Median sale price by month



## Compared with a year earlier

April to September 2026 against April to September 2025

| Measure | April to September 2026 | April to September 2025 | Change |
|---|---|---|---|
| Sales | 482 | 507 | down 4.9% |
| Median sale price | $1,627,500 | $1,660,000 | down 2.0% |
| Days to offer, median | 10 | 12 | -2 days |
| Sale to list price, median | 98.8% | 98.4% | +0.4 points |
| Sold above asking | 39.2% | 33.3% | +5.9 points |
| Median price per square foot | $601 | $610 | down 1.5% |

Changes are shown when both periods have at least 10 sales.

## Homes for sale

On October 10, 2026, 246 homes were for sale in Newton at a median asking price of $1,844,500. At the pace of the last six months, they would sell in about 3.1 months.

## How to read this report

Figures are MLS PIN residential sales in the town that may be shown publicly through MLS PIN's Internet Data Exchange (IDX) program. They are not every transaction in the town. Multi-family homes are MLS PIN's Residential Income listings; parking spaces are left out.

A month counts the sales that closed in it. A median needs at least 5 sales and a change from a year earlier needs at least 10 sales in each period, so some figures read "Too few" or are left out. A change in the mix of homes sold can move a median; it isn't the change in any one home's value.

Days to offer is the median number of calendar days from the listing date to the accepted offer (the purchase contract date), for sales with both dates. It isn't MLS days on market.

Sale to list price is each sale price divided by its original asking price; the median is shown. Sold above asking is the share of sales that closed above their original asking price.

Homes for sale counts the active listings when the report was prepared, early the next month. Months of supply divides that count by the average sales a month over the six months.

Each month's report is kept as it was prepared. Sales reported to MLS PIN after that day aren't in it.

These are market figures, not an estimate of any home's value.

Listing data and images were compiled by MLS PIN from third-party sources for consumers' personal, noncommercial property searches; accuracy is not guaranteed.

The full report online: https://www.ivyrg.com/market-reports/newton-ma?month=2026-09