

Q2 2020 NEWTON



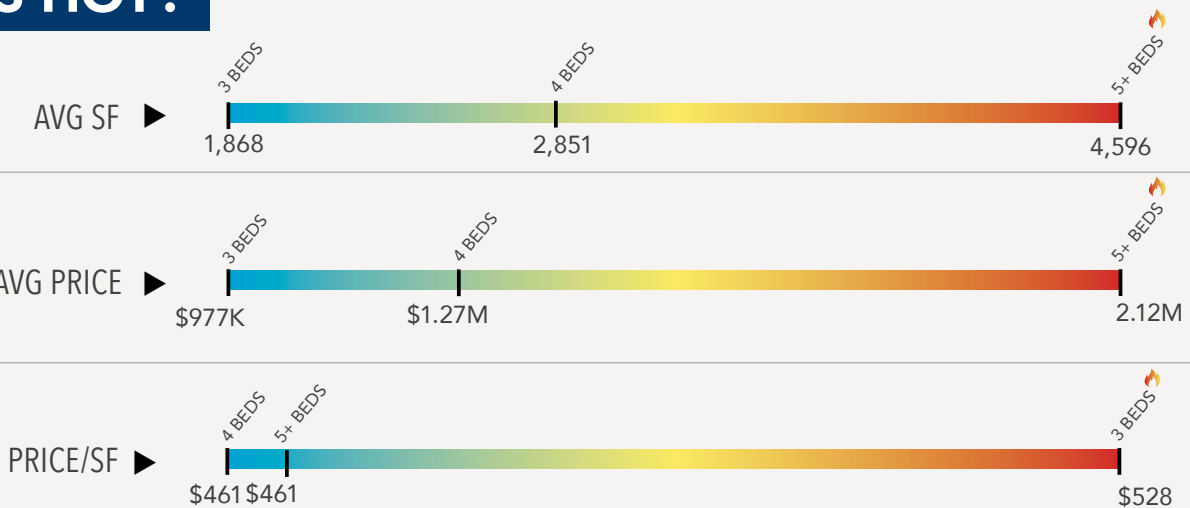
TRENDS & INSIGHTS

Single family values in Newton were steady in Q2 with only a 4.1% decline year-over-year, while the number of homes sold dropped by 47% year-over-year. The steep decline in market volume is largely attributed to COVID and many homes being removed from the market during this time. Newton represented a relative value to Brookline in Q2, with 3 bedroom homes selling for an average of \$977,000 -- \$513,000 less than 3 bedrooms in Brookline. Homes values in Newton continued to be buoyed by easy access to the Mass Pike & Boston, public transportation and one the state's strongest public school systems.

- In Q2 of 2019, 186 homes closed in Newton. In the same quarter of 2020, only 89 homes closed – which represents a 47% decline.
- Homes values & market volume have seen a modest decline since Q2 of 2019, which appears to be a high-water mark for values & volume



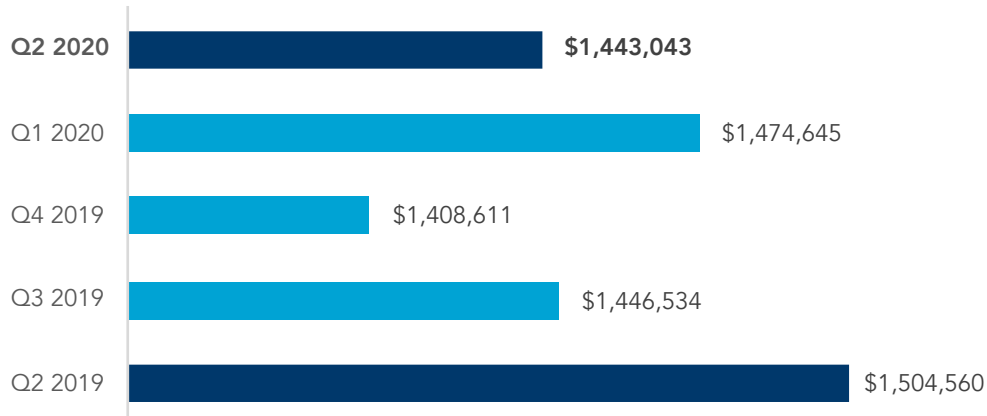
WHAT'S HOT?



AVERAGE SALES PRICE



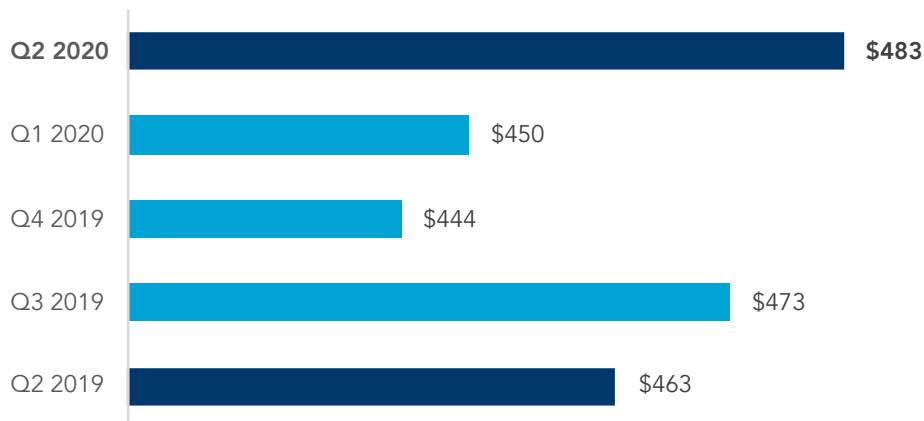
↓ **4.1%**
 YEAR OVER YEAR
\$61,517
 DECREASE



AVERAGE COST PER SQ FT



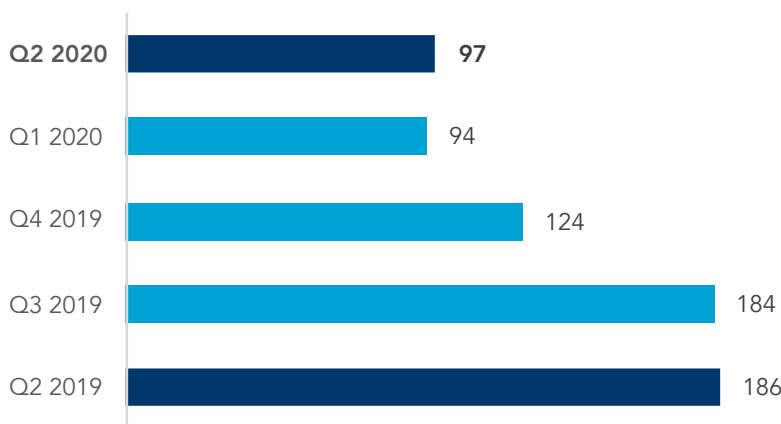
↑ **4.3%**
 YEAR OVER YEAR
\$20
 INCREASE



NUMBER OF CLOSINGS



↓ **47.8%**
 YEAR OVER YEAR
89 UNIT
 DECREASE



Note: Data is sourced from MLS, Single Family only