

# Johnston | Lynch Group's Newton Market Report

Historical Home Sale Statistics | 2003 - 2007

## Single Family - Newton, MA

Year	Number of Listing Sold	Avg. Days on Market	Average Sale Price	Sales Price % Change
2003	606	80	\$ 806,192	
2004	644	75	872,143	8.18%
2005	576	75	924,369	5.99%
2006*	577	115	899,853	-2.65%
<b>2007</b>	<b>617</b>	<b>99</b>	<b>\$ 936,321</b>	<b>4.05%</b>

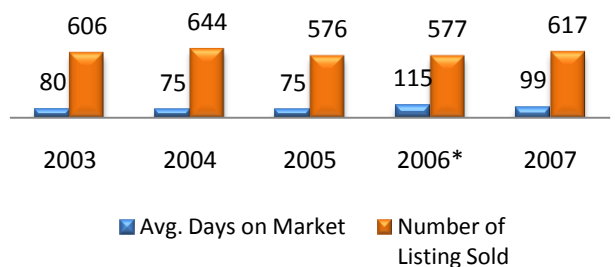
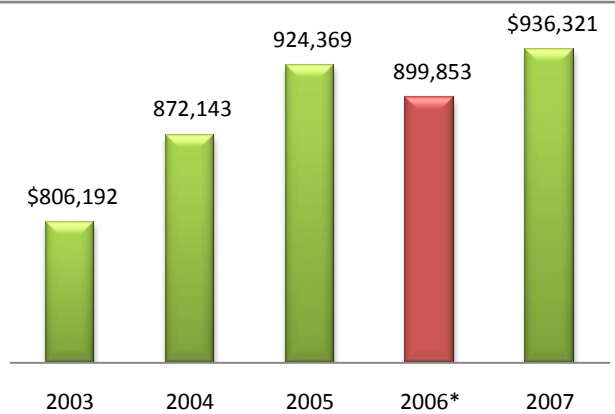
\* 2006 Adjusted for consideration of a \$13.3m sale.

### 2007 - Great Year - It's Up!

**Sales up! Days on Market down!  
Average sale price is up!**

The single family home market is doing well in Newton. In fact, 2007 was a year of appreciation and increased activity. It might have been perceived as a poor year in real estate, to the surprise of many, outpaced 2005 and 2006 in both units sold and average sale price.

Sure, single family homes have not appreciated at the levels once enjoyed in 2004 or 2005. This data shows that the appreciation and units sold slowed in 2005 and dramatically declined in 2006. In 2007, the single family home market in Newton made a recovery. We believe this modest growth will continue in 2008.



## Condominiums - Newton, MA

Year	Number of Listing Sold	Avg. Days on Market	Average Sale Price	Sales Price % Change
2003	317	78	\$ 470,327	
2004	381	85	524,025	11.42%
2005	337	76	557,145	6.32%
2006	278	106	526,829	-5.44%
<b>2007</b>	<b>290</b>	<b>132</b>	<b>540,727</b>	<b>2.64%</b>

### 2007 - Condos are Up!

**Condo sales are up! The average sale price is up!**

Growth was not just limited to single family homes in Newton. 2007 was a year of appreciation and increased activity for the condominium market. The average sale price rose 2.64% while days on market increased, and the number of condos sold slightly increased from 2006.

Condominiums sales represent a significant portion of the real estate activity in Newton. In 2008 we forecast a period of very modest growth in the condo market in Newton. Condos sold should increase slightly, days on the market should adjust for the better, and average sales price should climb slightly.

