

Overview of homes sold in Newton, MA

First Half of 2015 (January-June)

Contents

- **Condos**
 - Summary tables ... page 2
 - Days to offer & price over ask ... page 3
- **Single-family houses**
 - Summary tables ... page 4
 - Days to offer & price over ask ... page 5
- **About Avi** ... page 6



	Condos	Single-family	Total
# Sold	139	250	389
Average price	\$658,243	\$1,377,849	\$1,120,715

Avi Kaufman ♦ (508) 335-1644 ♦ avi@avirealestate.com ♦ www.AviRealEstate.com



139 Condos sold

Summary for all 139 condos sold

All condos	List price	Sale price	% sold price over list price	Days to accepted offer	Condo fee	Year built	Parking spots
Median	\$589,000	\$597,400	0.0%	7.0	\$300.00	1975	2.0
Average	\$655,663	\$658,243	0.9%	27.8	\$397.52	1938	1.8
Std. Deviation	\$328,977	\$322,086	5.2%	45.5	\$347.43	173	1.5

Median broken down by number of bedrooms

Median by # of bedrooms	Number of properties	List price	Sale price	% sold price over list price	Days to accepted offer	Condo fee	Year built	Parking spots
1-bedroom	24	\$364,950	\$358,500	-1.1%	9.0	\$484.00	1970	1
2-bedrooms	44	\$439,900	\$466,944	0.8%	7.0	\$388.00	1972	2
3-bedrooms	44	\$727,000	\$720,000	0.2%	6.5	\$200.00	1975	2

Avi Kaufman ♦ (508) 335-1644 ♦ avi@avirealestate.com ♦ www.AviRealEstate.com

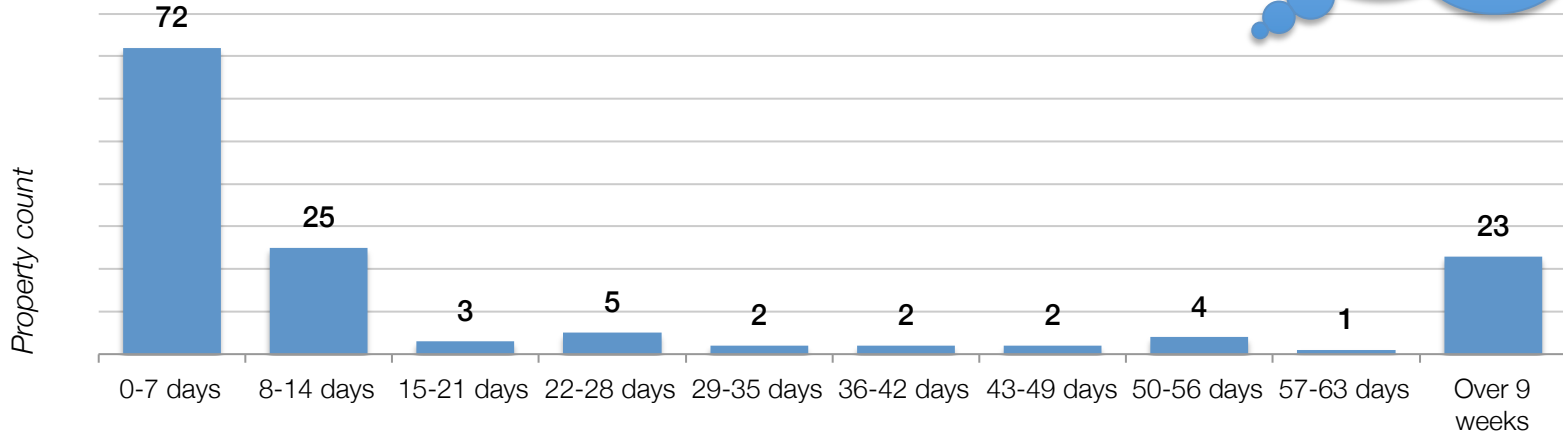


139 Condos sold

Days to Offer

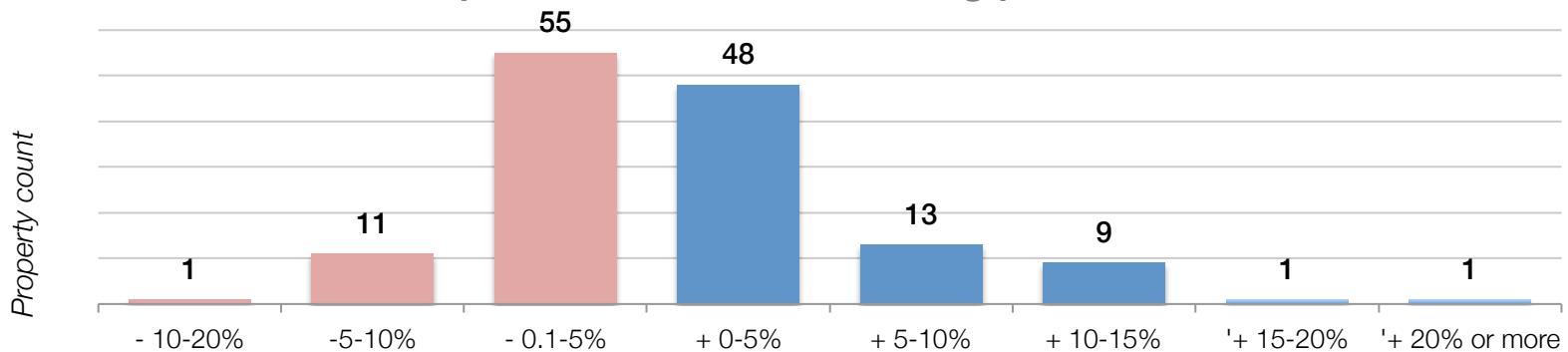
How long did listings last until an offer was accepted?

70% had offers within two weeks = bidding wars



Sold price vs. List price

How much did the sale price differ from the asking price?



Sale price / List price (as percent)

Avi Kaufman ♦ (508) 335-1644 ♦ avi@avirealestate.com ♦ www.AviRealEstate.com



250 Single Family Houses sold

Summary for all 250 houses sold

All houses	List price	Sale price	% sold price over list price	Days to accepted offer	Year built	Parking spots
Median	\$1,199,500	\$1,200,000	-0.9%	10.0	1932.5	4
Average	\$1,399,571	\$1,377,849	0.0%	42.4	1942	3.8
Std. Deviation	\$810,322	\$755,699	7.4%	65.2	44	1.6

Median broken down by number of bedrooms

Median by # of bedrooms	Number of properties	List price	Sale price	% sold price over list price	Days to accepted offer	Year built	Parking spots
3-bedrooms	64	\$774,000	\$807,500	1.8%	7.0	1930	3
4-bedrooms	70	\$1,199,000	\$1,190,000	-1.5%	14.0	1940	4
5+ bedrooms	104	\$1,730,000	\$1,687,500	-2.5%	22.0	1927	4

Avi Kaufman ♦ (508) 335-1644 ♦ avi@avirealestate.com ♦ www.AviRealEstate.com

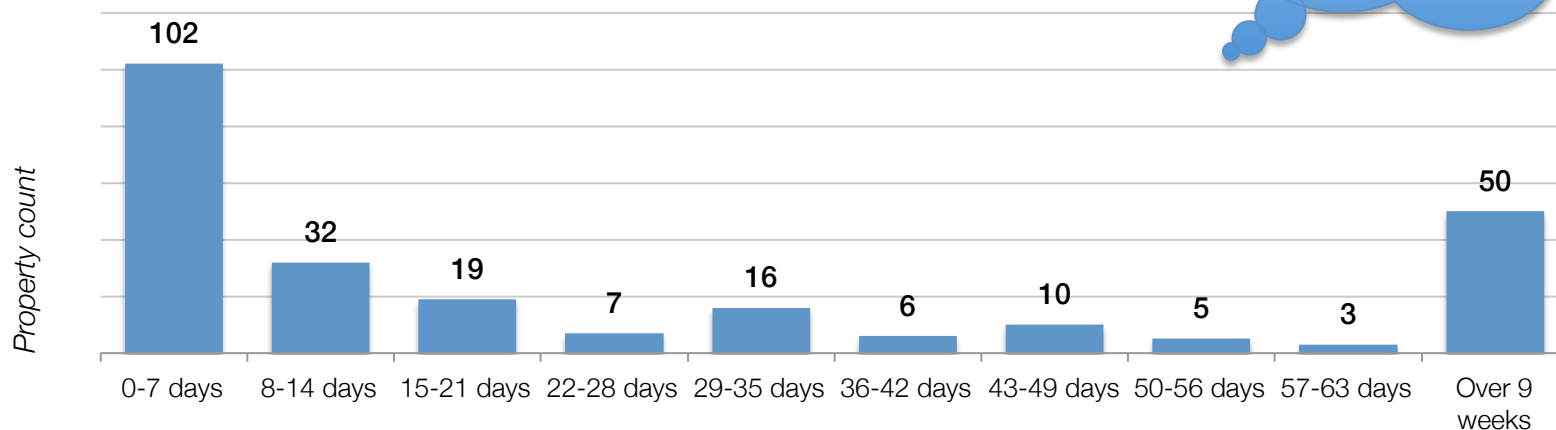


Single-family houses

Days to Offer

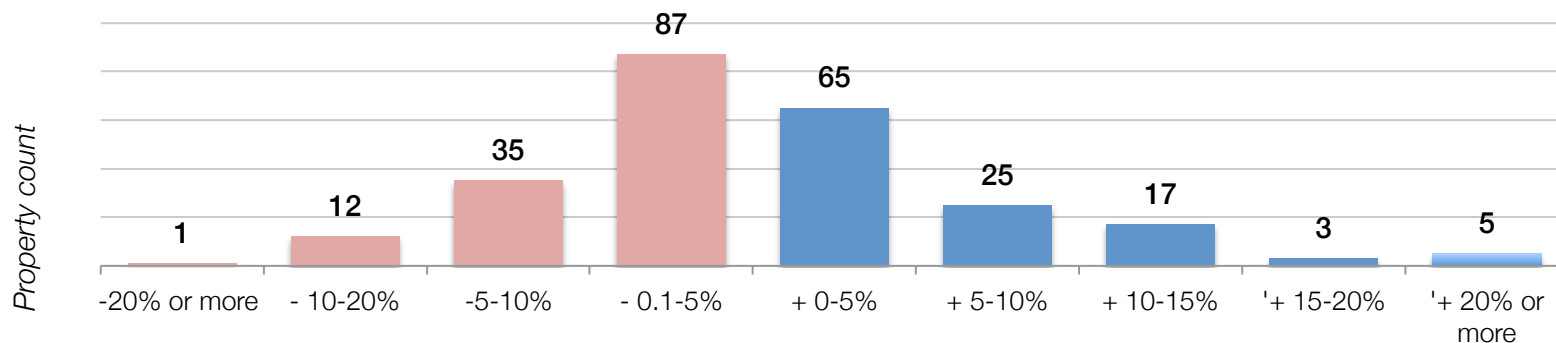
How long did listings last until an offer was accepted?

53% had offers within two weeks... And 20% took more than 9 weeks. Pricing right makes a difference.



Sold price vs. List price

How much did the sale price differ from the asking price?



Sale price / List price

Avi Kaufman ♦ (508) 335-1644 ♦ avi@avirealestate.com ♦ www.AviRealEstate.com





Thanks for reading my report!

If you found it interesting, please consider subscribing to my newsletter here: blog.AviRealEstate.com/join.html. You'll periodically receive in-depth analysis, like this report, and innovative tools, like the text message service I built, highlighted on the bottom-right of this page.

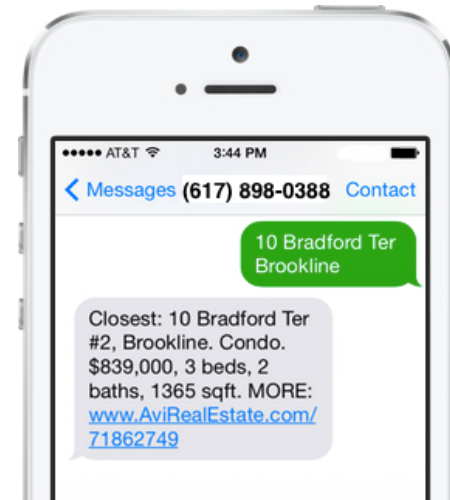
Are you interested in buying or selling a home in the next two years? I may be able to help you. Let's talk, no pressure. (508) 335-1644

About Avi

I started as a real estate agent in 2004. Most of my business came from referrals due to the high level of service I provide. In 2007 I took a break of a few years, during which time I earned my MBA from MIT Sloan, served in the US Army, including a tour in Iraq, and worked as a marketing leader at General Electric. In 2015, I re-entered the real estate business with the goal of developing an innovative, client-focused, data-driven practice. My inspiration is my grandfather who founded and led what was at the time one of the most innovative brokerages, Isgood Realty, in Berkshire County.

Property info by text msg

Have you ever walked by a real estate sign and wondered what they're asking for the property? Text the address to **(617) 898-0388**. Within seconds you'll receive an automated reply with the basic details. (Add the number to your phonebook now so that you'll have it next time you pass a real estate sign.) I coded this myself, so let me know what you think!



Avi Kaufman ♦ (508) 335-1644 ♦ avi@avirealestate.com ♦ www.AviRealEstate.com

