Local Market Update – June 2016

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Newbury

Single-Family Properties

	June			Year to Date		
Key Metrics	**2015**	**2016**	**+ / –**	**2015**	**2016**	**+ / –**
Pending Sales	15	**14**	- 6.7%	50	**52**	+ 4.0%
Closed Sales	18	**17**	- 5.6%	34	**36**	+ 5.9%
Median Sales Price*	$452,500	**$545,000**	+ 20.4%	$452,500	**$443,450**	- 2.0%
Inventory of Homes for Sale	61	**43**	- 29.5%	--	--	--
Months Supply of Inventory	10.3	**6.1**	- 40.8%	--	--	--
Cumulative Days on Market Until Sale	162	**103**	- 36.4%	146	**122**	- 16.4%
Percent of Original List Price Received*	97.8%	**94.3%**	- 3.6%	96.1%	**93.4%**	- 2.8%
New Listings	23	**21**	- 8.7%	104	**90**	- 13.5%

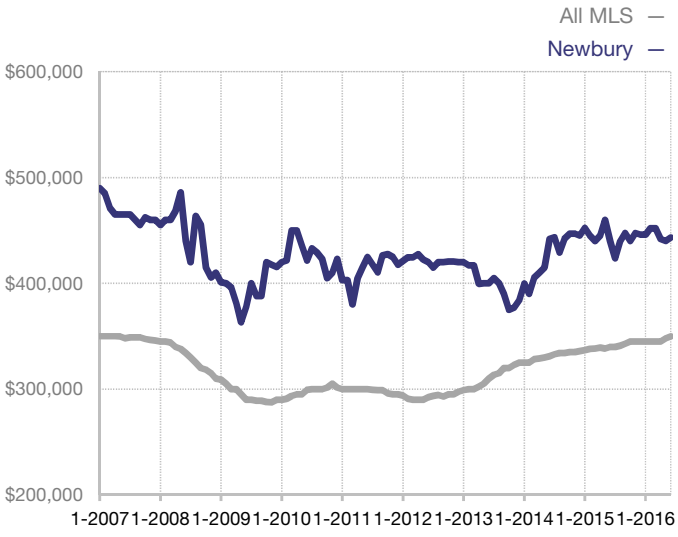
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

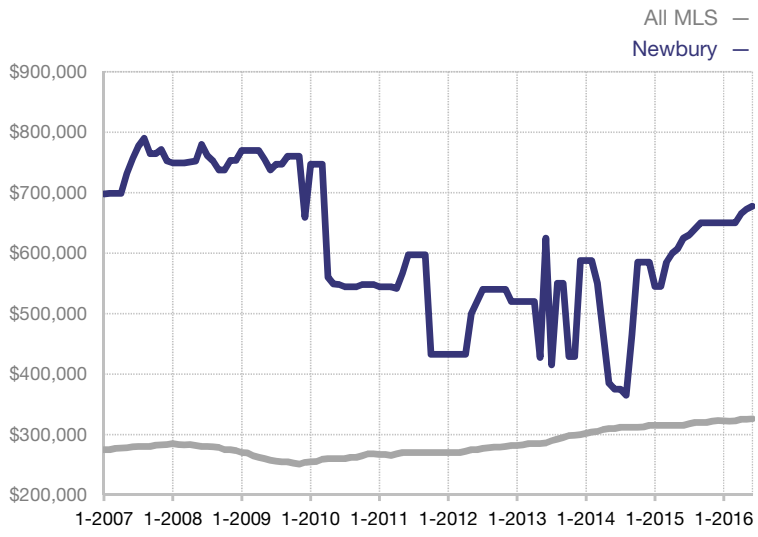
	June			Year to Date		
Key Metrics	**2015**	**2016**	**+ / –**	**2015**	**2016**	**+ / –**
Pending Sales	1	**1**	0.0%	9	**6**	- 33.3%
Closed Sales	1	**2**	+ 100.0%	10	**6**	- 40.0%
Median Sales Price*	$675,900	**$744,500**	+ 10.1%	$582,500	**$710,000**	+ 21.9%
Inventory of Homes for Sale	2	**6**	+ 200.0%	--	--	--
Months Supply of Inventory	0.9	**3.3**	+ 266.7%	--	--	--
Cumulative Days on Market Until Sale	340	**15**	- 95.6%	160	**202**	+ 26.3%
Percent of Original List Price Received*	94.5%	**99.4%**	+ 5.2%	95.2%	**97.1%**	+ 2.0%
New Listings	1	**5**	+ 400.0%	7	**11**	+ 57.1%

* 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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