

Local Market Update – November 2016

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Newbury

Single-Family Properties

Key Metrics	November			Year to Date		
	2015	2016	+ / -	2015	2016	+ / -
Pending Sales	3	8	+ 166.7%	78	90	+ 15.4%
Closed Sales	4	7	+ 75.0%	77	80	+ 3.9%
Median Sales Price*	\$445,000	\$439,900	- 1.1%	\$440,000	\$477,500	+ 8.5%
Inventory of Homes for Sale	41	28	- 31.7%	--	--	--
Months Supply of Inventory	5.9	4.0	- 32.2%	--	--	--
Cumulative Days on Market Until Sale	130	90	- 30.8%	115	112	- 2.6%
Percent of Original List Price Received*	92.5%	93.4%	+ 1.0%	96.0%	93.8%	- 2.3%
New Listings	3	6	+ 100.0%	151	141	- 6.6%

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

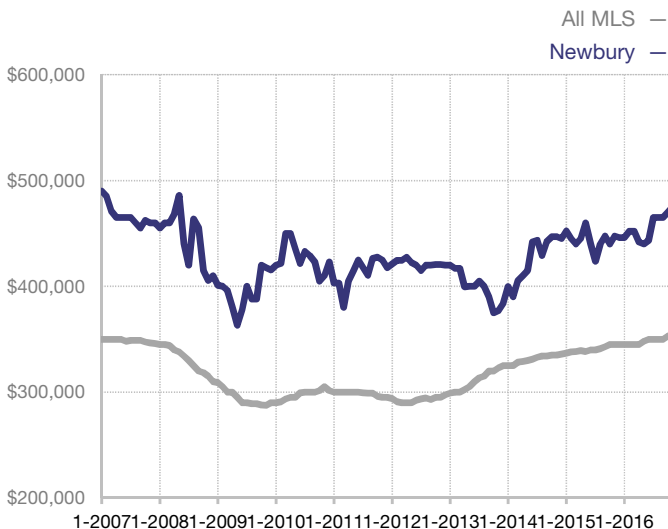
Condominium Properties

Key Metrics	November			Year to Date		
	2015	2016	+ / -	2015	2016	+ / -
Pending Sales	0	1	--	9	11	+ 22.2%
Closed Sales	0	1	--	13	10	- 23.1%
Median Sales Price*	\$0	\$170,000	--	\$650,000	\$678,750	+ 4.4%
Inventory of Homes for Sale	6	7	+ 16.7%	--	--	--
Months Supply of Inventory	3.0	4.9	+ 63.3%	--	--	--
Cumulative Days on Market Until Sale	0	99	--	165	145	- 12.1%
Percent of Original List Price Received*	0.0%	79.1%	--	96.1%	95.8%	- 0.3%
New Listings	0	5	--	13	20	+ 53.8%

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

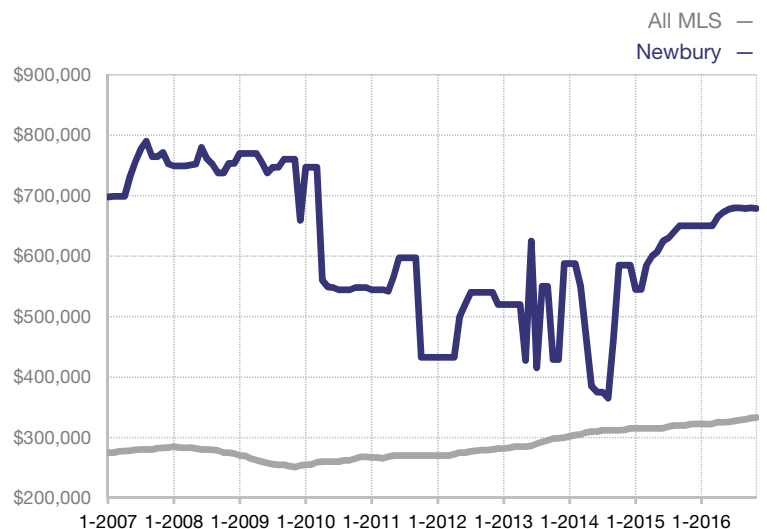
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



MASSACHUSETTS ASSOCIATION OF REALTORS®

