

# Local Market Update – September 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## West Newbury

### Single-Family Properties

Key Metrics	September			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	10	5	- 50.0%	49	41	- 16.3%
Closed Sales	8	9	+ 12.5%	36	39	+ 8.3%
Median Sales Price*	\$640,000	<b>\$649,997</b>	+ 1.6%	\$605,669	<b>\$670,000</b>	+ 10.6%
Inventory of Homes for Sale	22	16	- 27.3%	--	--	--
Months Supply of Inventory	5.9	3.3	- 44.1%	--	--	--
Cumulative Days on Market Until Sale	100	32	- 68.0%	82	53	- 35.4%
Percent of Original List Price Received*	95.6%	<b>102.3%</b>	+ 7.0%	96.9%	<b>97.9%</b>	+ 1.0%
New Listings	14	12	- 14.3%	83	61	- 26.5%

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

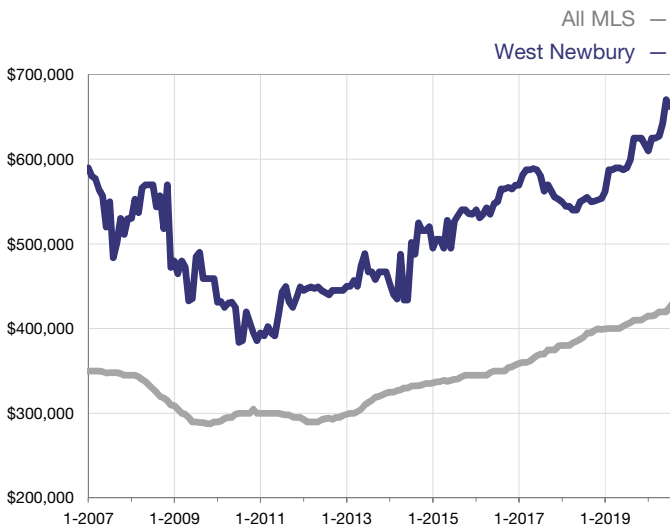
### Condominium Properties

Key Metrics	September			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	2	2	0.0%	6	14	+ 133.3%
Closed Sales	1	2	+ 100.0%	14	11	- 21.4%
Median Sales Price*	\$692,759	<b>\$742,450</b>	+ 7.2%	\$556,934	<b>\$695,000</b>	+ 24.8%
Inventory of Homes for Sale	0	2	--	--	--	--
Months Supply of Inventory	0.0	1.2	--	--	--	--
Cumulative Days on Market Until Sale	0	48	--	40	28	- 30.0%
Percent of Original List Price Received*	106.6%	<b>99.1%</b>	- 7.0%	102.7%	<b>102.4%</b>	- 0.3%
New Listings	1	1	0.0%	7	22	+ 214.3%

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

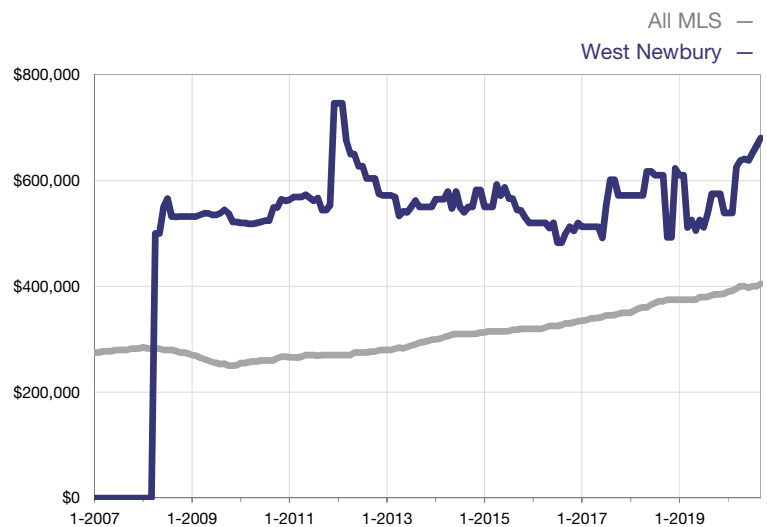
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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