

Local Market Update – April 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Newbury

Single-Family Properties

Key Metrics	April			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	4	7	+ 75.0%	18	21	+ 16.7%
Closed Sales	3	2	- 33.3%	16	9	- 43.8%
Median Sales Price*	\$575,000	\$698,750	+ 21.5%	\$723,000	\$672,500	- 7.0%
Inventory of Homes for Sale	8	9	+ 12.5%	--	--	--
Months Supply of Inventory	1.1	1.4	+ 27.3%	--	--	--
Cumulative Days on Market Until Sale	13	14	+ 7.7%	43	28	- 34.9%
Percent of Original List Price Received*	105.1%	110.0%	+ 4.7%	96.7%	103.8%	+ 7.3%
New Listings	7	12	+ 71.4%	23	30	+ 30.4%

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

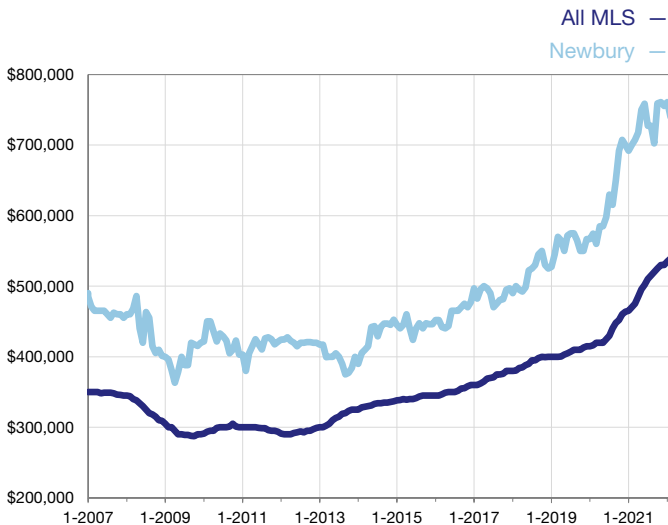
Condominium Properties

Key Metrics	April			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	0	1	--	3	1	- 66.7%
Closed Sales	0	0	--	3	0	- 100.0%
Median Sales Price*	\$0	\$0	--	\$575,000	\$0	- 100.0%
Inventory of Homes for Sale	0	3	--	--	--	--
Months Supply of Inventory	0.0	2.5	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	79	0	- 100.0%
Percent of Original List Price Received*	0.0%	0.0%	--	93.4%	0.0%	- 100.0%
New Listings	0	2	--	2	4	+ 100.0%

* 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

