

Local Market Update – May 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Newbury

Single-Family Properties

Key Metrics	May			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	10	12	+ 20.0%	28	31	+ 10.7%
Closed Sales	8	7	- 12.5%	24	16	- 33.3%
Median Sales Price*	\$802,500	\$950,000	+ 18.4%	\$778,000	\$702,500	- 9.7%
Inventory of Homes for Sale	9	6	- 33.3%	--	--	--
Months Supply of Inventory	1.2	0.9	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	52	29	- 44.2%	46	28	- 39.1%
Percent of Original List Price Received*	102.5%	101.9%	- 0.6%	98.7%	103.0%	+ 4.4%
New Listings	13	10	- 23.1%	36	39	+ 8.3%

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

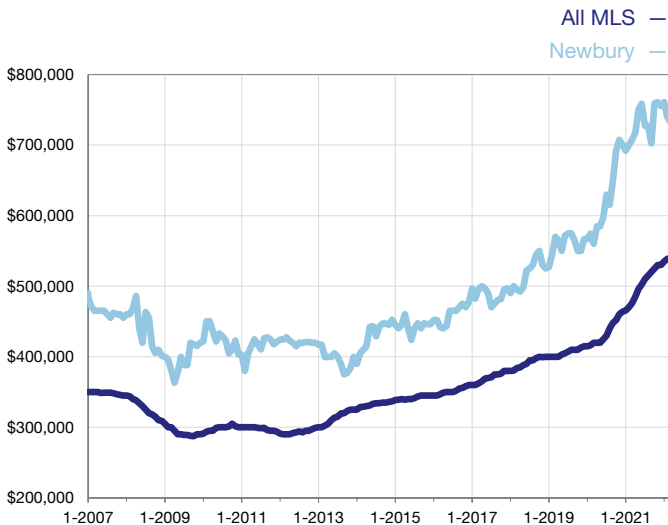
Condominium Properties

Key Metrics	May			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	1	4	+ 300.0%	4	6	+ 50.0%
Closed Sales	1	1	0.0%	4	1	- 75.0%
Median Sales Price*	\$765,250	\$1,475,000	+ 92.7%	\$633,000	\$1,475,000	+ 133.0%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	0.6	--	--	--	--
Cumulative Days on Market Until Sale	10	17	+ 70.0%	62	17	- 72.6%
Percent of Original List Price Received*	110.9%	109.3%	- 1.4%	97.8%	109.3%	+ 11.8%
New Listings	1	2	+ 100.0%	3	7	+ 133.3%

* 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

