

Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Newbury

Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	5	1	- 80.0%	74	69	- 6.8%
Closed Sales	5	3	- 40.0%	81	63	- 22.2%
Median Sales Price*	\$740,000	\$1,400,000	+ 89.2%	\$761,000	\$915,000	+ 20.2%
Inventory of Homes for Sale	3	7	+ 133.3%	--	--	--
Months Supply of Inventory	0.4	1.2	+ 200.0%	--	--	--
Cumulative Days on Market Until Sale	43	28	- 34.9%	37	27	- 27.0%
Percent of Original List Price Received*	95.6%	95.1%	- 0.5%	102.0%	103.8%	+ 1.8%
New Listings	3	1	- 66.7%	88	88	0.0%

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

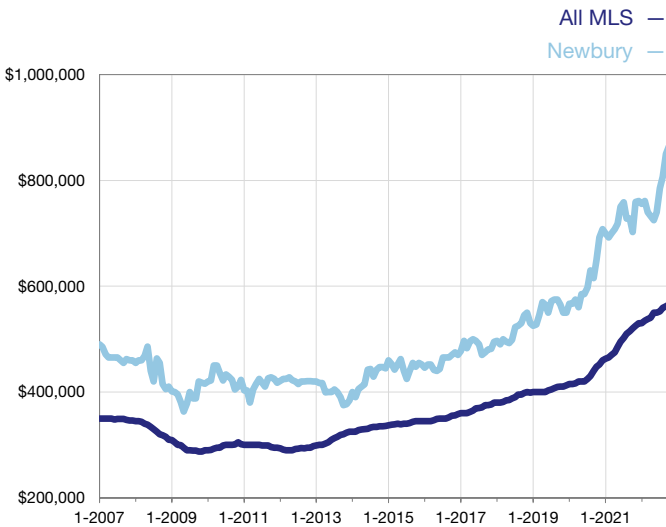
Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	1	0	- 100.0%	8	12	+ 50.0%
Closed Sales	0	0	--	8	6	- 25.0%
Median Sales Price*	\$0	\$0	--	\$752,625	\$755,000	+ 0.3%
Inventory of Homes for Sale	0	2	--	--	--	--
Months Supply of Inventory	0.0	1.2	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	40	30	- 25.0%
Percent of Original List Price Received*	0.0%	0.0%	--	100.0%	104.0%	+ 4.0%
New Listings	0	0	--	9	14	+ 55.6%

* 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

