

# Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## West Newbury

### Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	3	1	- 66.7%	61	36	- 41.0%
Closed Sales	5	3	- 40.0%	67	38	- 43.3%
Median Sales Price*	\$995,550	<b>\$515,000</b>	- 48.3%	\$825,000	<b>\$767,500</b>	- 7.0%
Inventory of Homes for Sale	2	2	0.0%	--	--	--
Months Supply of Inventory	0.4	<b>0.6</b>	+ 50.0%	--	--	--
Cumulative Days on Market Until Sale	62	<b>19</b>	- 69.4%	41	<b>30</b>	- 26.8%
Percent of Original List Price Received*	99.4%	<b>95.4%</b>	- 4.0%	102.7%	<b>101.7%</b>	- 1.0%
New Listings	2	<b>0</b>	- 100.0%	64	<b>57</b>	- 10.9%

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

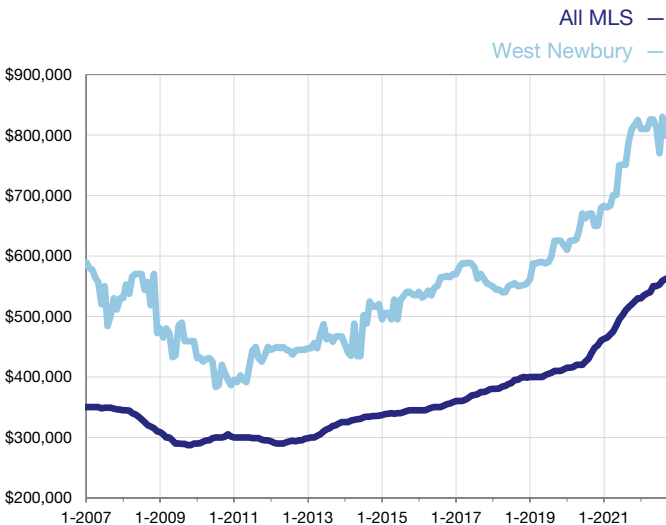
### Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	0	0	--	7	5	- 28.6%
Closed Sales	1	0	- 100.0%	10	5	- 50.0%
Median Sales Price*	\$625,000	<b>\$0</b>	- 100.0%	\$699,950	<b>\$775,000</b>	+ 10.7%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	<b>0.0</b>	--	--	--	--
Cumulative Days on Market Until Sale	17	<b>0</b>	- 100.0%	29	<b>19</b>	- 34.5%
Percent of Original List Price Received*	104.3%	<b>0.0%</b>	- 100.0%	100.8%	<b>102.7%</b>	+ 1.9%
New Listings	0	<b>0</b>	--	9	<b>5</b>	- 44.4%

\* 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

