

Local Market Update – July 2016

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Newbury

Single-Family Properties

Key Metrics	July			Year to Date		
	2015	2016	+ / -	2015	2016	+ / -
Pending Sales	10	7	- 30.0%	60	58	- 3.3%
Closed Sales	11	10	- 9.1%	45	46	+ 2.2%
Median Sales Price*	\$399,000	\$601,650	+ 50.8%	\$440,000	\$457,450	+ 4.0%
Inventory of Homes for Sale	61	42	- 31.1%	--	--	--
Months Supply of Inventory	10.2	6.1	- 40.2%	--	--	--
Cumulative Days on Market Until Sale	54	100	+ 85.2%	123	117	- 4.9%
Percent of Original List Price Received*	98.0%	96.1%	- 1.9%	96.6%	94.0%	- 2.7%
New Listings	14	10	- 28.6%	118	100	- 15.3%

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

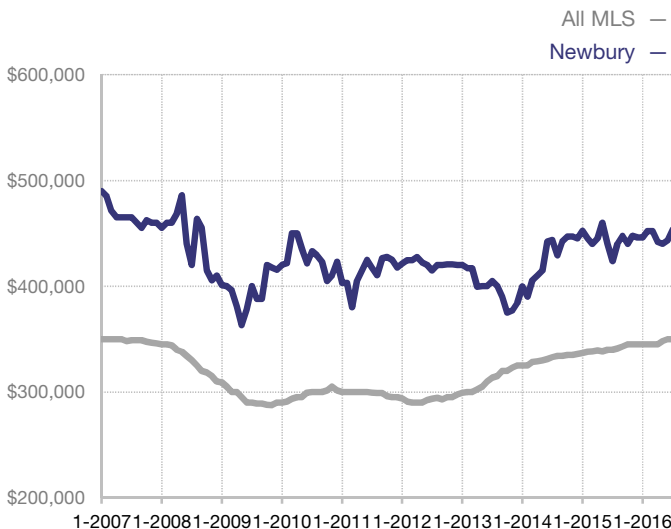
Condominium Properties

Key Metrics	July			Year to Date		
	2015	2016	+ / -	2015	2016	+ / -
Pending Sales	0	2	--	9	8	- 11.1%
Closed Sales	2	0	- 100.0%	12	6	- 50.0%
Median Sales Price*	\$650,000	\$0	- 100.0%	\$620,000	\$710,000	+ 14.5%
Inventory of Homes for Sale	3	8	+ 166.7%	--	--	--
Months Supply of Inventory	1.4	4.6	+ 228.6%	--	--	--
Cumulative Days on Market Until Sale	252	0	- 100.0%	175	202	+ 15.4%
Percent of Original List Price Received*	100.0%	0.0%	- 100.0%	96.0%	97.1%	+ 1.1%
New Listings	1	3	+ 200.0%	8	14	+ 75.0%

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

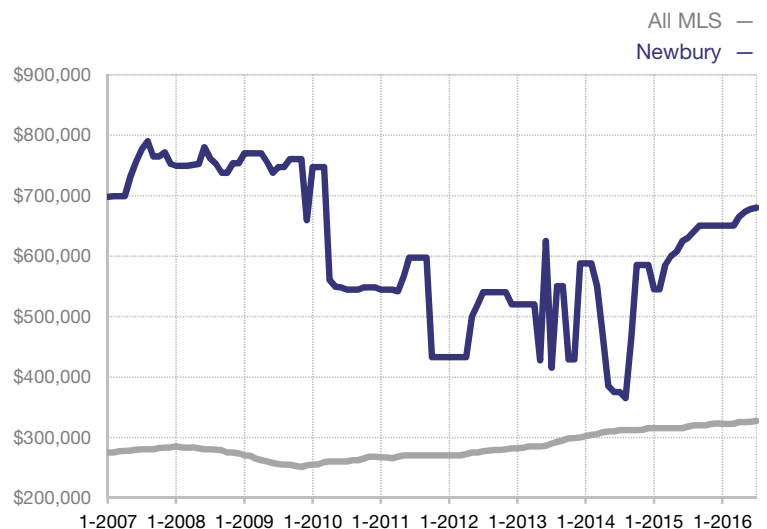
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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