

# Local Market Update – July 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Newbury

### Single-Family Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	9	9	0.0%	45	58	+ 28.9%
Closed Sales	10	12	+ 20.0%	35	45	+ 28.6%
Median Sales Price*	\$595,000	<b>\$656,819</b>	+ 10.4%	\$525,000	<b>\$575,000</b>	+ 9.5%
Inventory of Homes for Sale	36	29	- 19.4%	--	--	--
Months Supply of Inventory	4.8	4.4	- 8.3%	--	--	--
Cumulative Days on Market Until Sale	42	58	+ 38.1%	102	63	- 38.2%
Percent of Original List Price Received*	97.2%	98.6%	+ 1.4%	95.8%	96.7%	+ 0.9%
New Listings	10	13	+ 30.0%	80	89	+ 11.3%

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

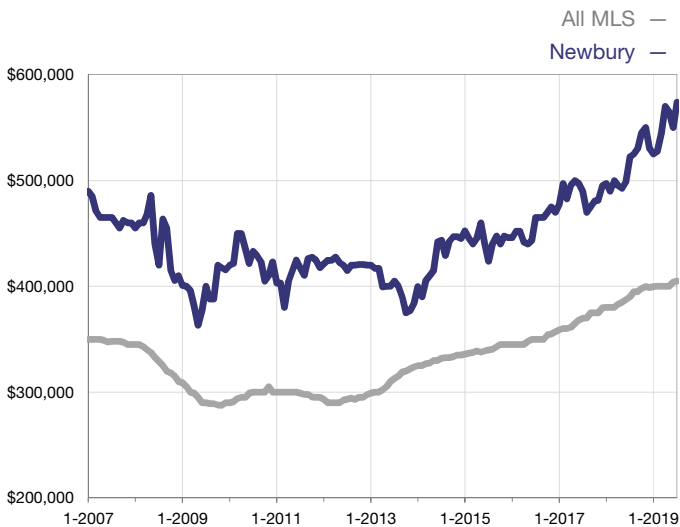
### Condominium Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	0	0	--	3	5	+ 66.7%
Closed Sales	0	3	--	1	4	+ 300.0%
Median Sales Price*	\$0	<b>\$601,000</b>	--	\$589,000	<b>\$645,500</b>	+ 9.6%
Inventory of Homes for Sale	2	6	+ 200.0%	--	--	--
Months Supply of Inventory	1.4	4.0	+ 185.7%	--	--	--
Cumulative Days on Market Until Sale	0	37	--	214	29	- 86.4%
Percent of Original List Price Received*	0.0%	95.4%	--	98.2%	96.6%	- 1.6%
New Listings	0	3	--	8	13	+ 62.5%

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

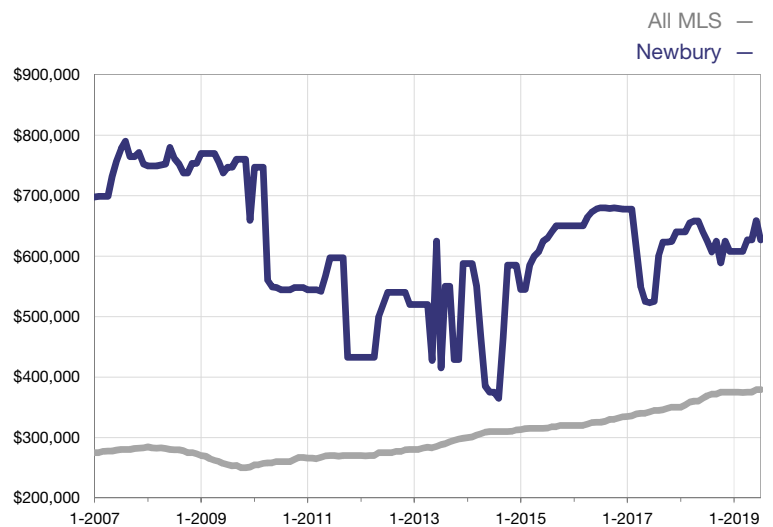
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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