

Local Market Update – July 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

West Newbury

Single-Family Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	9	5	- 44.4%	36	34	- 5.6%
Closed Sales	3	6	+ 100.0%	28	23	- 17.9%
Median Sales Price*	\$631,500	\$738,750	+ 17.0%	\$551,150	\$590,000	+ 7.0%
Inventory of Homes for Sale	28	23	- 17.9%	--	--	--
Months Supply of Inventory	4.7	5.9	+ 25.5%	--	--	--
Cumulative Days on Market Until Sale	33	88	+ 166.7%	79	80	+ 1.3%
Percent of Original List Price Received*	101.8%	98.8%	- 2.9%	97.3%	97.0%	- 0.3%
New Listings	7	9	+ 28.6%	61	66	+ 8.2%

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

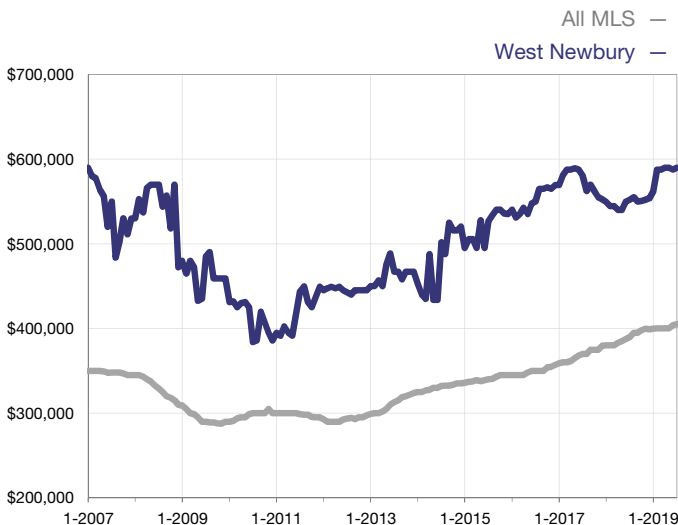
Condominium Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	1	0	- 100.0%	5	2	- 60.0%
Closed Sales	3	0	- 100.0%	4	11	+ 175.0%
Median Sales Price*	\$610,000	\$0	- 100.0%	\$636,250	\$511,576	- 19.6%
Inventory of Homes for Sale	5	0	- 100.0%	--	--	--
Months Supply of Inventory	3.0	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	19	0	- 100.0%	32	51	+ 59.4%
Percent of Original List Price Received*	100.2%	0.0%	- 100.0%	98.8%	102.4%	+ 3.6%
New Listings	1	0	- 100.0%	10	3	- 70.0%

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

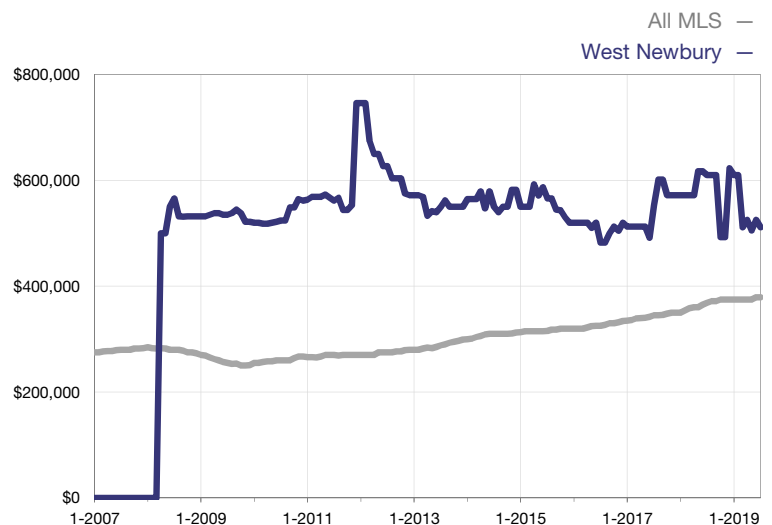
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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