

Local Market Update – August 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

West Newbury

Single-Family Properties

Key Metrics	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	6	9	+ 50.0%	39	37	- 5.1%
Closed Sales	5	5	0.0%	28	30	+ 7.1%
Median Sales Price*	\$601,338	\$669,000	+ 11.3%	\$593,750	\$675,000	+ 13.7%
Inventory of Homes for Sale	20	8	- 60.0%	--	--	--
Months Supply of Inventory	5.7	1.7	- 70.2%	--	--	--
Cumulative Days on Market Until Sale	61	42	- 31.1%	77	60	- 22.1%
Percent of Original List Price Received*	98.5%	97.9%	- 0.6%	97.2%	96.6%	- 0.6%
New Listings	5	12	+ 140.0%	69	49	- 29.0%

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

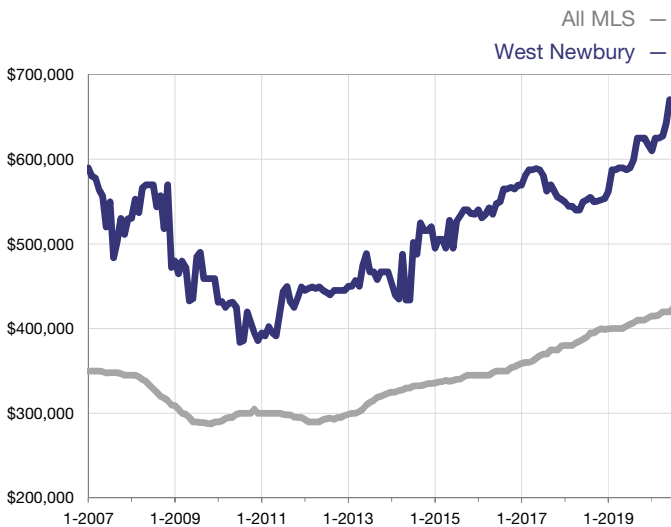
Condominium Properties

Key Metrics	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	2	4	+ 100.0%	4	12	+ 200.0%
Closed Sales	2	3	+ 50.0%	13	9	- 30.8%
Median Sales Price*	\$650,535	\$695,000	+ 6.8%	\$538,867	\$665,900	+ 23.6%
Inventory of Homes for Sale	1	6	+ 500.0%	--	--	--
Months Supply of Inventory	0.5	3.8	+ 660.0%	--	--	--
Cumulative Days on Market Until Sale	1	11	+ 1,000.0%	44	23	- 47.7%
Percent of Original List Price Received*	102.2%	102.5%	+ 0.3%	102.4%	103.2%	+ 0.8%
New Listings	1	4	+ 300.0%	6	25	+ 316.7%

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

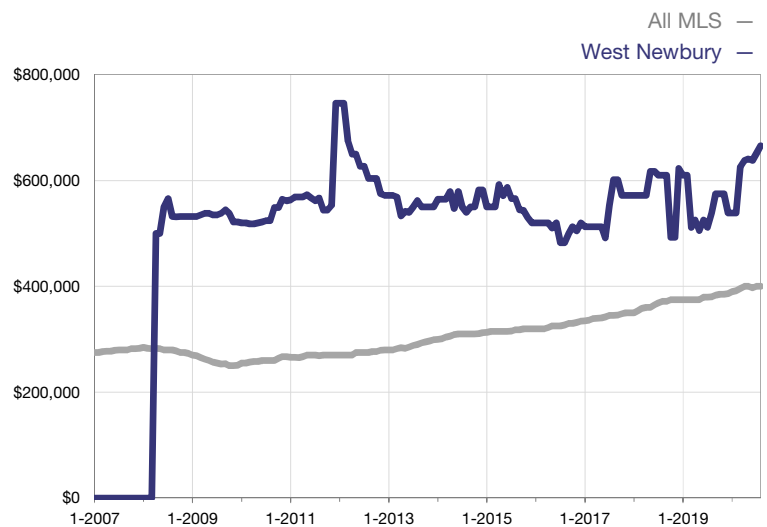
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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