

# Local Market Update – November 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Newbury

### Single-Family Properties

Key Metrics	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	8	13	+ 62.5%	91	90	- 1.1%
Closed Sales	9	12	+ 33.3%	85	84	- 1.2%
Median Sales Price*	\$434,900	<b>\$715,000</b>	+ 64.4%	\$573,950	<b>\$707,500</b>	+ 23.3%
Inventory of Homes for Sale	20	6	- 70.0%	--	--	--
Months Supply of Inventory	2.7	0.8	- 70.4%	--	--	--
Cumulative Days on Market Until Sale	76	37	- 51.3%	69	62	- 10.1%
Percent of Original List Price Received*	95.7%	100.8%	+ 5.3%	95.8%	98.0%	+ 2.3%
New Listings	3	11	+ 266.7%	135	105	- 22.2%

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

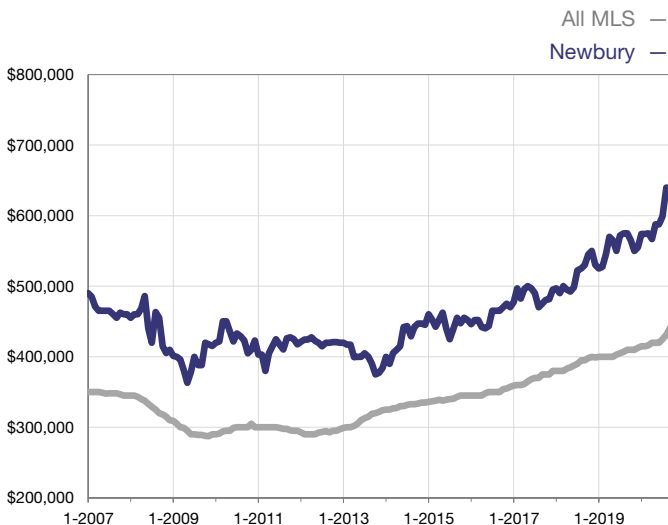
### Condominium Properties

Key Metrics	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	0	1	--	9	15	+ 66.7%
Closed Sales	0	1	--	7	14	+ 100.0%
Median Sales Price*	\$0	<b>\$645,000</b>	--	\$690,000	<b>\$642,500</b>	- 6.9%
Inventory of Homes for Sale	9	2	- 77.8%	--	--	--
Months Supply of Inventory	4.5	1.3	- 71.1%	--	--	--
Cumulative Days on Market Until Sale	0	61	--	63	58	- 7.9%
Percent of Original List Price Received*	0.0%	89.6%	--	97.4%	97.4%	0.0%
New Listings	0	0	--	25	20	- 20.0%

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

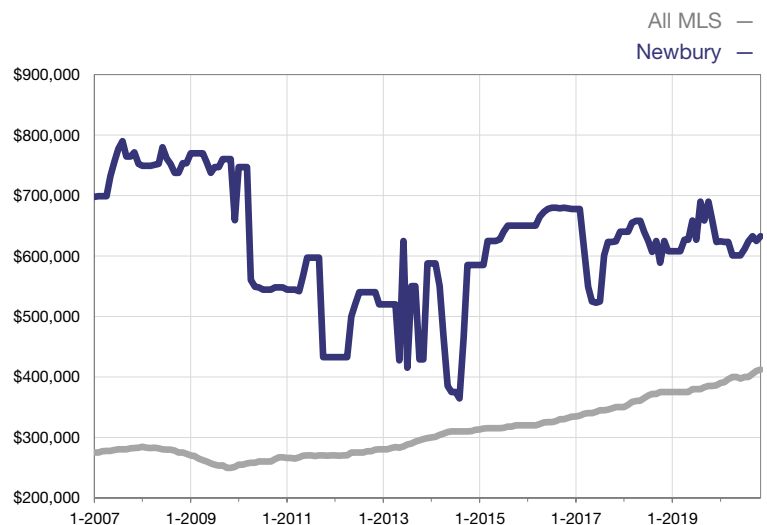
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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