

Local Market Update – November 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

West Newbury

Single-Family Properties

Key Metrics	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	8	7	- 12.5%	63	57	- 9.5%
Closed Sales	6	5	- 16.7%	50	51	+ 2.0%
Median Sales Price*	\$577,000	\$735,000	+ 27.4%	\$617,500	\$650,000	+ 5.3%
Inventory of Homes for Sale	12	4	- 66.7%	--	--	--
Months Supply of Inventory	2.5	0.8	- 68.0%	--	--	--
Cumulative Days on Market Until Sale	32	22	- 31.3%	79	47	- 40.5%
Percent of Original List Price Received*	100.6%	100.1%	- 0.5%	97.6%	98.7%	+ 1.1%
New Listings	3	2	- 33.3%	92	68	- 26.1%

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

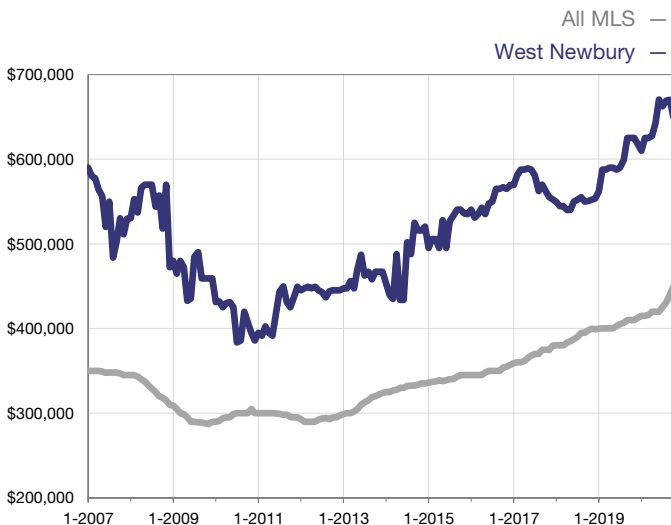
Condominium Properties

Key Metrics	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	0	1	--	7	17	+ 142.9%
Closed Sales	0	0	--	15	13	- 13.3%
Median Sales Price*	\$0	\$0	--	\$538,867	\$695,000	+ 29.0%
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--
Months Supply of Inventory	0.5	1.1	+ 120.0%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	46	31	- 32.6%
Percent of Original List Price Received*	0.0%	0.0%	--	102.3%	101.4%	- 0.9%
New Listings	1	1	0.0%	9	26	+ 188.9%

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

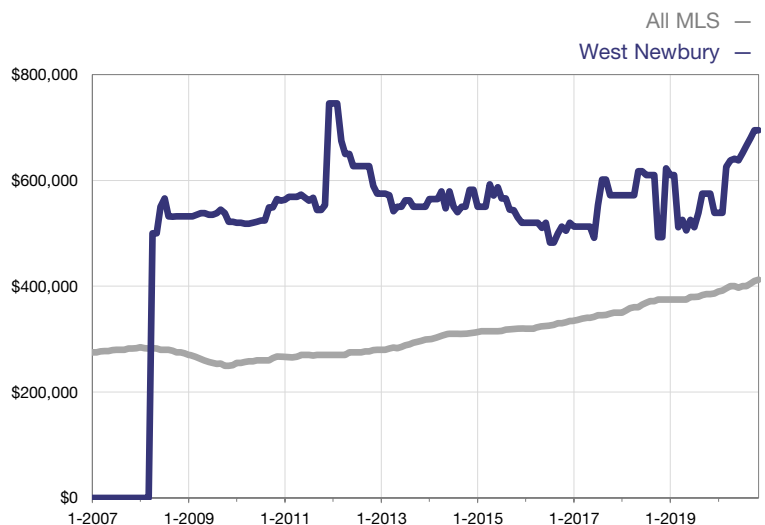
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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