

Local Market Update – March 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

West Newbury

Single-Family Properties

Key Metrics	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	5	7	+ 40.0%	8	15	+ 87.5%
Closed Sales	3	2	- 33.3%	8	9	+ 12.5%
Median Sales Price*	\$710,000	\$800,000	+ 12.7%	\$767,500	\$790,000	+ 2.9%
Inventory of Homes for Sale	11	2	- 81.8%	--	--	--
Months Supply of Inventory	2.2	0.4	- 81.8%	--	--	--
Cumulative Days on Market Until Sale	68	21	- 69.1%	70	87	+ 24.3%
Percent of Original List Price Received*	97.8%	109.0%	+ 11.5%	95.7%	101.7%	+ 6.3%
New Listings	6	7	+ 16.7%	15	15	0.0%

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

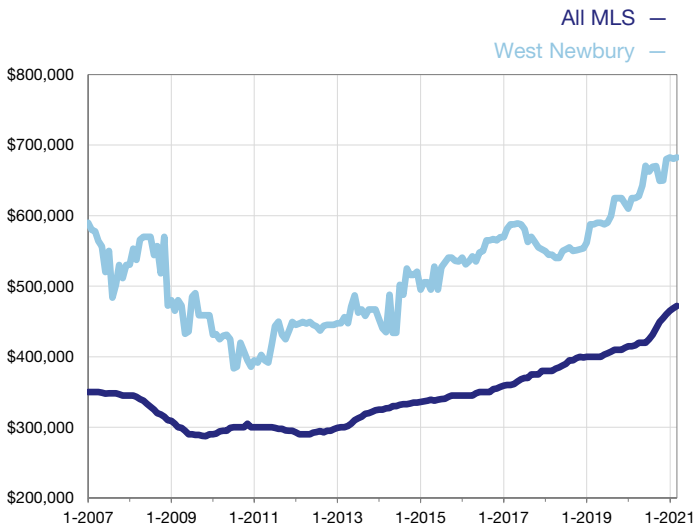
Condominium Properties

Key Metrics	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	0	1	--	0	4	--
Closed Sales	0	0	--	1	4	+ 300.0%
Median Sales Price*	\$0	\$0	--	\$629,666	\$692,500	+ 10.0%
Inventory of Homes for Sale	5	1	- 80.0%	--	--	--
Months Supply of Inventory	3.2	0.4	- 87.5%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	121	9	- 92.6%
Percent of Original List Price Received*	0.0%	0.0%	--	105.0%	98.5%	- 6.2%
New Listings	1	1	0.0%	5	6	+ 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

