

Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Newbury

Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	5	4	- 20.0%	25	19	- 24.0%
Closed Sales	8	3	- 62.5%	22	16	- 27.3%
Median Sales Price*	\$542,700	\$575,000	+ 6.0%	\$687,500	\$723,000	+ 5.2%
Inventory of Homes for Sale	12	7	- 41.7%	--	--	--
Months Supply of Inventory	1.5	1.0	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	18	13	- 27.8%	58	43	- 25.9%
Percent of Original List Price Received*	101.6%	105.1%	+ 3.4%	98.2%	96.7%	- 1.5%
New Listings	7	7	0.0%	30	23	- 23.3%

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

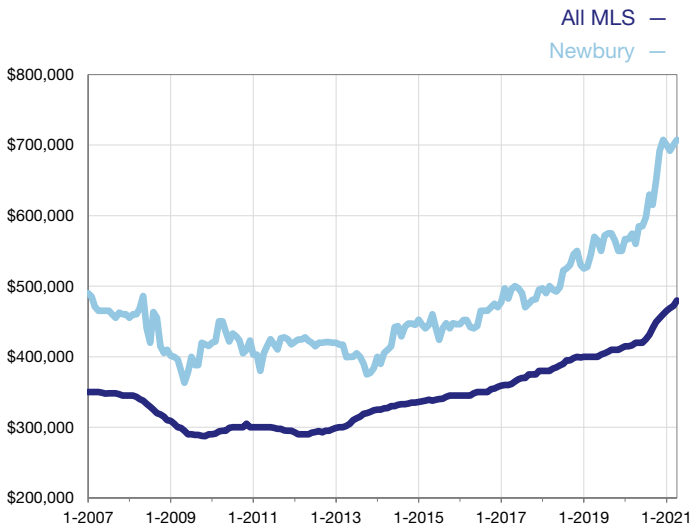
Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	1	1	0.0%	3	4	+ 33.3%
Closed Sales	1	0	- 100.0%	3	3	0.0%
Median Sales Price*	\$597,976	\$0	- 100.0%	\$600,000	\$575,000	- 4.2%
Inventory of Homes for Sale	3	0	- 100.0%	--	--	--
Months Supply of Inventory	1.6	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	32	0	- 100.0%	64	79	+ 23.4%
Percent of Original List Price Received*	102.3%	0.0%	- 100.0%	95.2%	93.4%	- 1.9%
New Listings	1	0	- 100.0%	8	2	- 75.0%

* 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

