

Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

West Newbury

Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	3	5	+ 66.7%	11	20	+ 81.8%
Closed Sales	4	7	+ 75.0%	12	16	+ 33.3%
Median Sales Price*	\$707,000	\$762,500	+ 7.9%	\$767,500	\$776,250	+ 1.1%
Inventory of Homes for Sale	13	2	- 84.6%	--	--	--
Months Supply of Inventory	2.6	0.4	- 84.6%	--	--	--
Cumulative Days on Market Until Sale	66	24	- 63.6%	69	59	- 14.5%
Percent of Original List Price Received*	92.7%	102.5%	+ 10.6%	94.7%	102.1%	+ 7.8%
New Listings	5	5	0.0%	20	20	0.0%

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

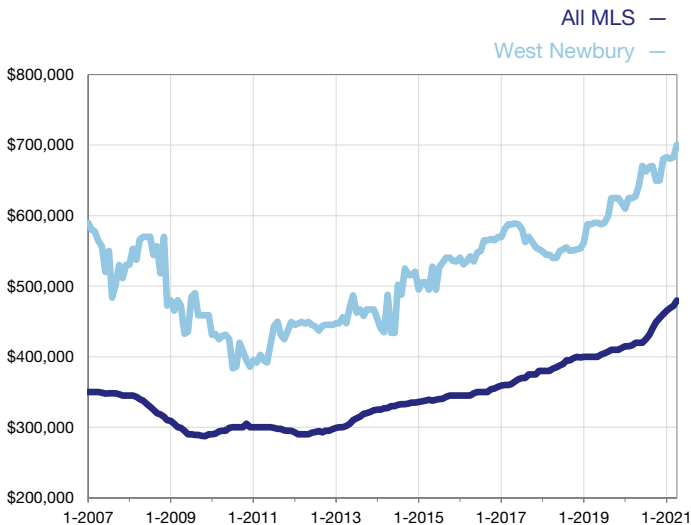
Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	0	1	--	0	5	--
Closed Sales	1	0	- 100.0%	2	4	+ 100.0%
Median Sales Price*	\$637,879	\$0	- 100.0%	\$633,773	\$692,500	+ 9.3%
Inventory of Homes for Sale	5	1	- 80.0%	--	--	--
Months Supply of Inventory	3.9	0.4	- 89.7%	--	--	--
Cumulative Days on Market Until Sale	38	0	- 100.0%	80	9	- 88.8%
Percent of Original List Price Received*	102.9%	0.0%	- 100.0%	103.9%	98.5%	- 5.2%
New Listings	0	1	--	5	7	+ 40.0%

* 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

