

# Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Newbury

### Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	7	10	+ 42.9%	32	28	- 12.5%
Closed Sales	5	8	+ 60.0%	27	24	- 11.1%
Median Sales Price*	\$660,000	<b>\$802,500</b>	+ 21.6%	\$660,000	<b>\$778,000</b>	+ 17.9%
Inventory of Homes for Sale	16	8	- 50.0%	--	--	--
Months Supply of Inventory	2.0	1.1	- 45.0%	--	--	--
Cumulative Days on Market Until Sale	86	52	- 39.5%	63	46	- 27.0%
Percent of Original List Price Received*	94.8%	<b>102.5%</b>	+ 8.1%	97.6%	<b>98.7%</b>	+ 1.1%
New Listings	11	13	+ 18.2%	41	36	- 12.2%

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

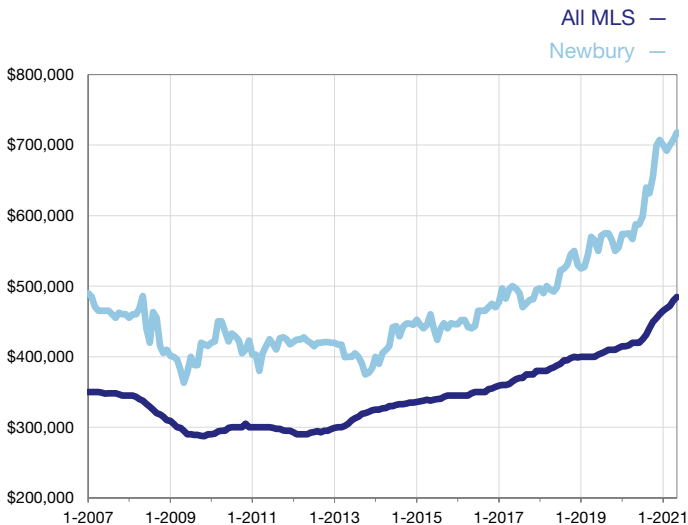
### Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	3	1	- 66.7%	6	4	- 33.3%
Closed Sales	0	1	--	3	4	+ 33.3%
Median Sales Price*	\$0	<b>\$765,250</b>	--	\$600,000	<b>\$633,000</b>	+ 5.5%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.5	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	10	--	64	62	- 3.1%
Percent of Original List Price Received*	0.0%	<b>110.9%</b>	--	95.2%	<b>97.8%</b>	+ 2.7%
New Listings	3	1	- 66.7%	11	3	- 72.7%

\* 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

