

Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

West Newbury

Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	6	6	0.0%	17	26	+ 52.9%
Closed Sales	4	6	+ 50.0%	16	22	+ 37.5%
Median Sales Price*	\$630,000	\$730,000	+ 15.9%	\$722,500	\$776,250	+ 7.4%
Inventory of Homes for Sale	12	6	- 50.0%	--	--	--
Months Supply of Inventory	2.4	1.1	- 54.2%	--	--	--
Cumulative Days on Market Until Sale	63	22	- 65.1%	67	49	- 26.9%
Percent of Original List Price Received*	95.0%	103.3%	+ 8.7%	94.8%	102.4%	+ 8.0%
New Listings	4	11	+ 175.0%	25	31	+ 24.0%

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

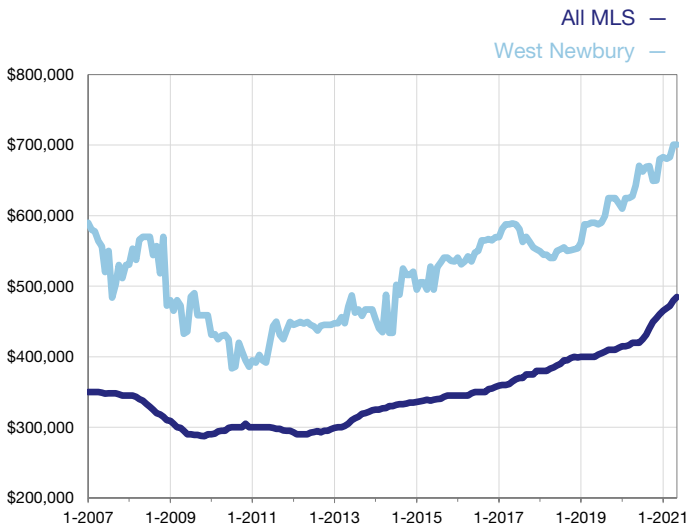
Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	0	0	--	0	5	--
Closed Sales	0	0	--	2	4	+ 100.0%
Median Sales Price*	\$0	\$0	--	\$633,773	\$692,500	+ 9.3%
Inventory of Homes for Sale	4	0	- 100.0%	--	--	--
Months Supply of Inventory	3.0	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	80	9	- 88.8%
Percent of Original List Price Received*	0.0%	0.0%	--	103.9%	98.5%	- 5.2%
New Listings	0	0	--	4	7	+ 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

