

Local Market Update – June 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Newbury

Single-Family Properties

Key Metrics	June			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	12	8	- 33.3%	40	39	- 2.5%
Closed Sales	10	6	- 40.0%	34	22	- 35.3%
Median Sales Price*	\$829,000	\$911,500	+ 10.0%	\$802,500	\$776,500	- 3.2%
Inventory of Homes for Sale	8	8	0.0%	--	--	--
Months Supply of Inventory	1.1	1.3	+ 18.2%	--	--	--
Cumulative Days on Market Until Sale	16	17	+ 6.3%	37	25	- 32.4%
Percent of Original List Price Received*	108.5%	110.6%	+ 1.9%	101.5%	105.1%	+ 3.5%
New Listings	11	11	0.0%	47	50	+ 6.4%

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

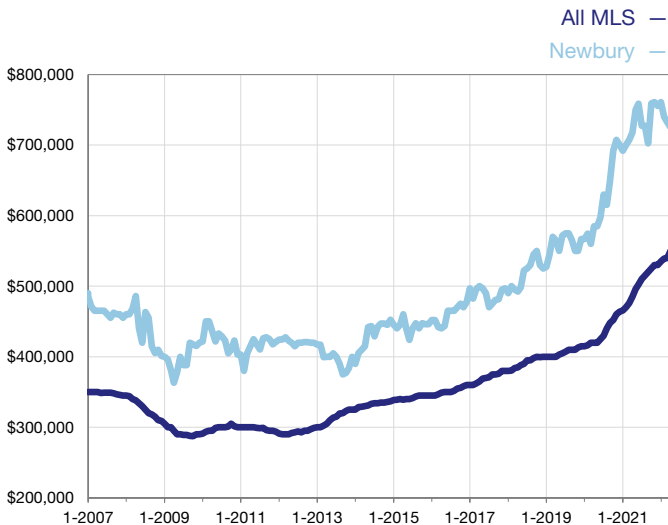
Condominium Properties

Key Metrics	June			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	2	1	- 50.0%	6	6	0.0%
Closed Sales	0	3	--	4	4	0.0%
Median Sales Price*	\$0	\$810,000	--	\$633,000	\$1,017,500	+ 60.7%
Inventory of Homes for Sale	0	2	--	--	--	--
Months Supply of Inventory	0.0	1.5	--	--	--	--
Cumulative Days on Market Until Sale	0	28	--	62	25	- 59.7%
Percent of Original List Price Received*	0.0%	106.6%	--	97.8%	107.5%	+ 9.9%
New Listings	2	1	- 50.0%	5	8	+ 60.0%

* 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

