

Local Market Update – August 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Newbury

Single-Family Properties

Key Metrics	August			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	10	4	- 60.0%	54	47	- 13.0%
Closed Sales	9	10	+ 11.1%	52	44	- 15.4%
Median Sales Price*	\$675,000	\$791,710	+ 17.3%	\$770,500	\$838,000	+ 8.8%
Inventory of Homes for Sale	11	12	+ 9.1%	--	--	--
Months Supply of Inventory	1.4	2.1	+ 50.0%	--	--	--
Cumulative Days on Market Until Sale	24	30	+ 25.0%	33	25	- 24.2%
Percent of Original List Price Received*	108.2%	105.0%	- 3.0%	102.5%	105.5%	+ 2.9%
New Listings	11	6	- 45.5%	71	66	- 7.0%

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

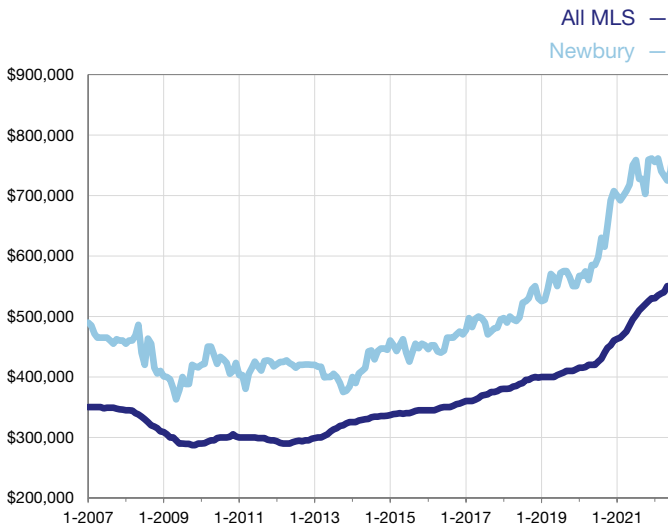
Condominium Properties

Key Metrics	August			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	0	0	--	6	7	+ 16.7%
Closed Sales	1	1	0.0%	6	5	- 16.7%
Median Sales Price*	\$740,000	\$700,000	- 5.4%	\$715,500	\$810,000	+ 13.2%
Inventory of Homes for Sale	0	3	--	--	--	--
Months Supply of Inventory	0.0	2.0	--	--	--	--
Cumulative Days on Market Until Sale	8	64	+ 700.0%	46	33	- 28.3%
Percent of Original List Price Received*	98.7%	88.6%	- 10.2%	100.6%	102.8%	+ 2.2%
New Listings	1	1	0.0%	7	10	+ 42.9%

* 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

