

# Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Newbury

### Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	4	6	+ 50.0%	69	68	- 1.4%
Closed Sales	8	6	- 25.0%	76	60	- 21.1%
Median Sales Price*	\$920,000	<b>\$991,655</b>	+ 7.8%	\$770,500	<b>\$889,500</b>	+ 15.4%
Inventory of Homes for Sale	6	9	+ 50.0%	--	--	--
Months Supply of Inventory	0.9	1.5	+ 66.7%	--	--	--
Cumulative Days on Market Until Sale	81	52	- 35.8%	36	27	- 25.0%
Percent of Original List Price Received*	98.1%	<b>98.6%</b>	+ 0.5%	102.5%	<b>104.3%</b>	+ 1.8%
New Listings	4	4	0.0%	85	87	+ 2.4%

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

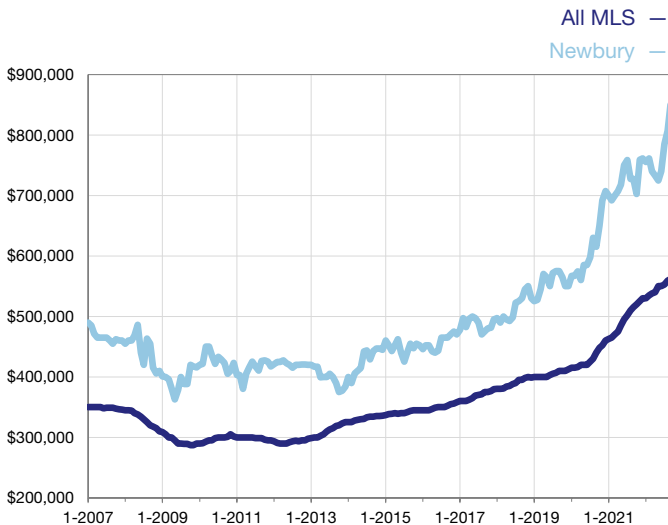
### Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	0	2	--	7	12	+ 71.4%
Closed Sales	0	1	--	8	6	- 25.0%
Median Sales Price*	\$0	<b>\$425,000</b>	--	\$752,625	<b>\$755,000</b>	+ 0.3%
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--
Months Supply of Inventory	0.8	1.2	+ 50.0%	--	--	--
Cumulative Days on Market Until Sale	0	17	--	40	30	- 25.0%
Percent of Original List Price Received*	0.0%	<b>109.0%</b>	--	100.0%	<b>104.0%</b>	+ 4.0%
New Listings	1	2	+ 100.0%	9	14	+ 55.6%

\* 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

