

# Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## West Newbury

### Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	5	3	- 40.0%	58	35	- 39.7%
Closed Sales	8	5	- 37.5%	62	35	- 43.5%
Median Sales Price*	\$757,000	<b>\$874,000</b>	+ 15.5%	\$810,000	<b>\$810,000</b>	0.0%
Inventory of Homes for Sale	3	5	+ 66.7%	--	--	--
Months Supply of Inventory	0.5	1.4	+ 180.0%	--	--	--
Cumulative Days on Market Until Sale	37	75	+ 102.7%	39	31	- 20.5%
Percent of Original List Price Received*	100.0%	90.5%	- 9.5%	102.9%	102.3%	- 0.6%
New Listings	5	3	- 40.0%	62	57	- 8.1%

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

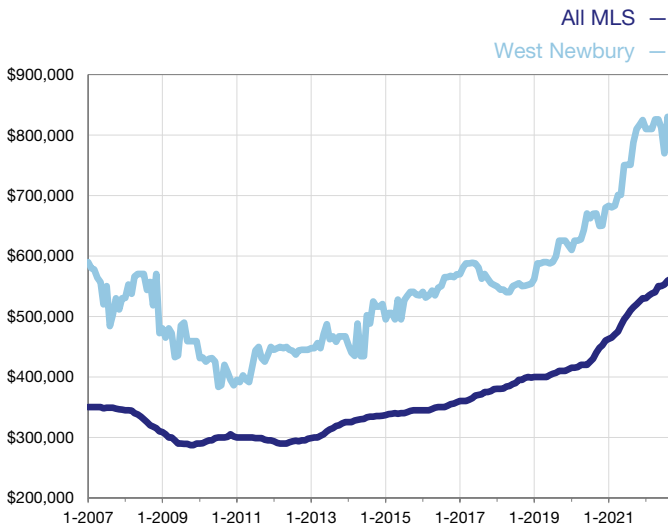
### Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	1	0	- 100.0%	7	5	- 28.6%
Closed Sales	0	0	--	9	5	- 44.4%
Median Sales Price*	\$0	<b>\$0</b>	--	\$700,000	<b>\$775,000</b>	+ 10.7%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.6	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	30	19	- 36.7%
Percent of Original List Price Received*	0.0%	0.0%	--	100.4%	102.7%	+ 2.3%
New Listings	1	0	- 100.0%	9	5	- 44.4%

\* 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

