

Local Market Update – March 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Newbury

Single-Family Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	7	+ 40.0%	11	12	+ 9.1%
Closed Sales	3	7	+ 133.3%	7	10	+ 42.9%
Median Sales Price*	\$710,000	\$825,000	+ 16.2%	\$600,000	\$835,000	+ 39.2%
Inventory of Homes for Sale	9	3	- 66.7%	--	--	--
Months Supply of Inventory	1.4	0.5	- 64.3%	--	--	--
Cumulative Days on Market Until Sale	11	41	+ 272.7%	32	41	+ 28.1%
Percent of Original List Price Received*	110.6%	100.9%	- 8.8%	102.1%	101.7%	- 0.4%
New Listings	12	3	- 75.0%	20	12	- 40.0%

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

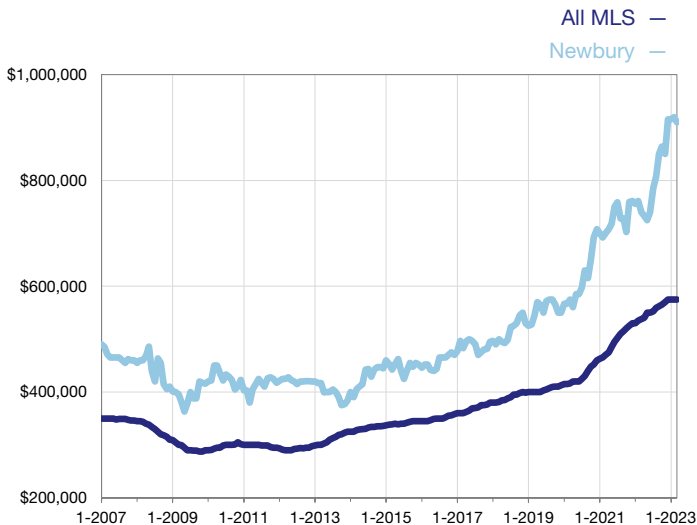
Condominium Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	1	2	+ 100.0%
Closed Sales	0	3	--	0	4	--
Median Sales Price*	\$0	\$1,539,000	--	\$0	\$1,177,000	--
Inventory of Homes for Sale	2	2	0.0%	--	--	--
Months Supply of Inventory	1.7	1.2	- 29.4%	--	--	--
Cumulative Days on Market Until Sale	0	18	--	0	15	--
Percent of Original List Price Received*	0.0%	99.8%	--	0.0%	101.5%	--
New Listings	2	0	- 100.0%	3	2	- 33.3%

* 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

