

Local Market Update – March 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

West Newbury

Single-Family Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	1	0.0%	4	5	+ 25.0%
Closed Sales	2	3	+ 50.0%	7	4	- 42.9%
Median Sales Price*	\$677,250	\$710,000	+ 4.8%	\$726,500	\$758,500	+ 4.4%
Inventory of Homes for Sale	5	6	+ 20.0%	--	--	--
Months Supply of Inventory	1.0	1.9	+ 90.0%	--	--	--
Cumulative Days on Market Until Sale	20	16	- 20.0%	23	14	- 39.1%
Percent of Original List Price Received*	113.1%	106.7%	- 5.7%	107.6%	107.4%	- 0.2%
New Listings	5	3	- 40.0%	9	12	+ 33.3%

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

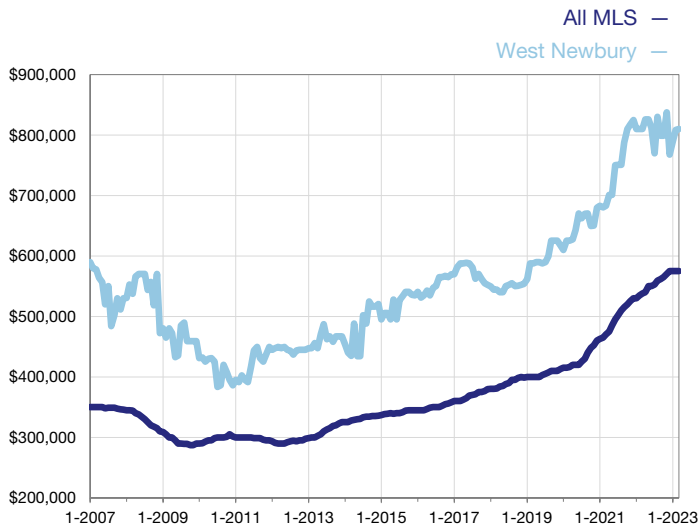
Condominium Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	2	+ 100.0%	3	2	- 33.3%
Closed Sales	2	1	- 50.0%	2	1	- 50.0%
Median Sales Price*	\$663,000	\$780,000	+ 17.6%	\$663,000	\$780,000	+ 17.6%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	17	29	+ 70.6%	17	29	+ 70.6%
Percent of Original List Price Received*	104.7%	100.0%	- 4.5%	104.7%	100.0%	- 4.5%
New Listings	1	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

