

Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Newbury

Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	3	- 50.0%	17	15	- 11.8%
Closed Sales	2	4	+ 100.0%	9	14	+ 55.6%
Median Sales Price*	\$698,750	\$952,500	+ 36.3%	\$672,500	\$835,000	+ 24.2%
Inventory of Homes for Sale	15	8	- 46.7%	--	--	--
Months Supply of Inventory	2.4	1.5	- 37.5%	--	--	--
Cumulative Days on Market Until Sale	14	21	+ 50.0%	28	35	+ 25.0%
Percent of Original List Price Received*	110.0%	103.5%	- 5.9%	103.8%	102.2%	- 1.5%
New Listings	13	8	- 38.5%	33	20	- 39.4%

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

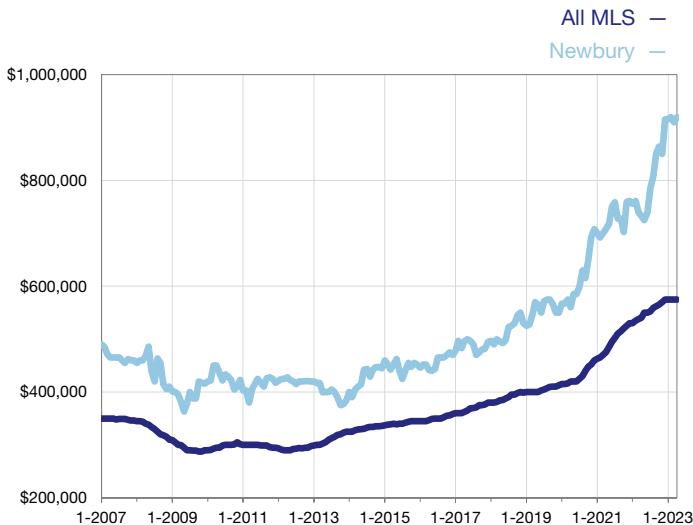
Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	1	--	1	3	+ 200.0%
Closed Sales	0	1	--	0	5	--
Median Sales Price*	\$0	\$325,000	--	\$0	\$815,000	--
Inventory of Homes for Sale	5	0	- 100.0%	--	--	--
Months Supply of Inventory	4.2	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	6	--	0	13	--
Percent of Original List Price Received*	0.0%	94.2%	--	0.0%	100.0%	--
New Listings	3	0	- 100.0%	6	2	- 66.7%

* 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

