

Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

West Newbury

Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	5	+ 25.0%	8	10	+ 25.0%
Closed Sales	0	2	--	7	6	- 14.3%
Median Sales Price*	\$0	\$764,889	--	\$726,500	\$758,500	+ 4.4%
Inventory of Homes for Sale	4	9	+ 125.0%	--	--	--
Months Supply of Inventory	0.8	2.8	+ 250.0%	--	--	--
Cumulative Days on Market Until Sale	0	21	--	23	16	- 30.4%
Percent of Original List Price Received*	0.0%	102.5%	--	107.6%	105.8%	- 1.7%
New Listings	5	8	+ 60.0%	14	20	+ 42.9%

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

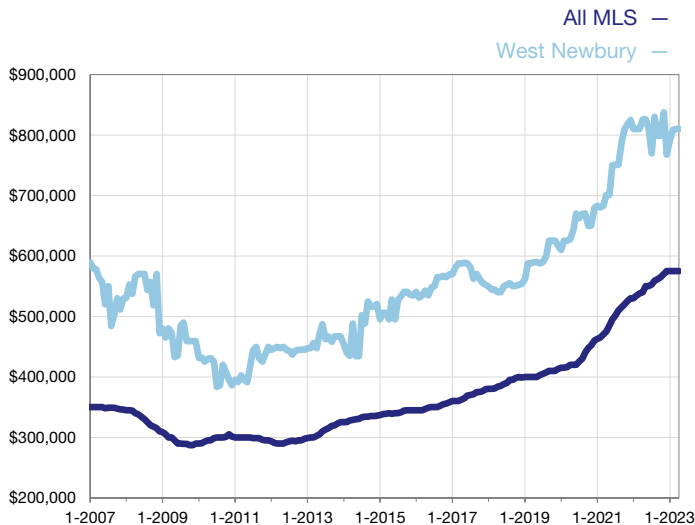
Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	3	2	- 33.3%
Closed Sales	1	0	- 100.0%	3	1	- 66.7%
Median Sales Price*	\$775,000	\$0	- 100.0%	\$775,000	\$780,000	+ 0.6%
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--
Months Supply of Inventory	0.8	1.5	+ 87.5%	--	--	--
Cumulative Days on Market Until Sale	10	0	- 100.0%	14	29	+ 107.1%
Percent of Original List Price Received*	114.0%	0.0%	- 100.0%	107.8%	100.0%	- 7.2%
New Listings	1	2	+ 100.0%	4	4	0.0%

* 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

