

Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Newbury

Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	10	10	0.0%	27	24	- 11.1%
Closed Sales	7	5	- 28.6%	16	19	+ 18.8%
Median Sales Price*	\$950,000	\$800,000	- 15.8%	\$702,500	\$825,000	+ 17.4%
Inventory of Homes for Sale	13	12	- 7.7%	--	--	--
Months Supply of Inventory	2.1	2.3	+ 9.5%	--	--	--
Cumulative Days on Market Until Sale	29	30	+ 3.4%	28	34	+ 21.4%
Percent of Original List Price Received*	101.9%	102.0%	+ 0.1%	103.0%	102.2%	- 0.8%
New Listings	11	14	+ 27.3%	40	32	- 20.0%

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

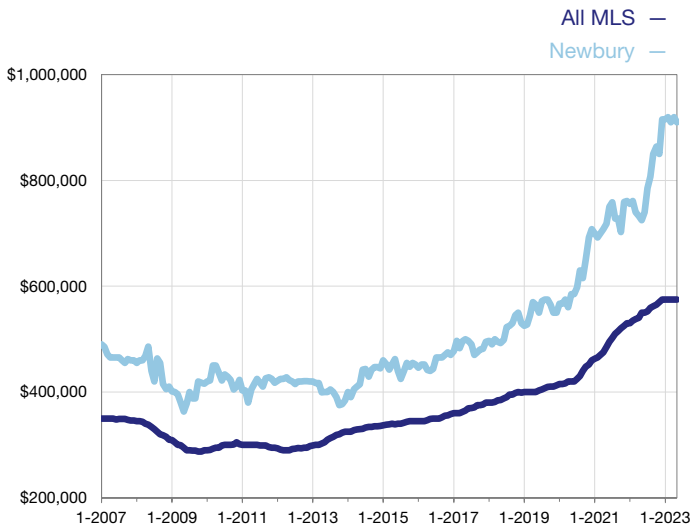
Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	0	- 100.0%	5	2	- 60.0%
Closed Sales	1	0	- 100.0%	1	5	+ 400.0%
Median Sales Price*	\$1,475,000	\$0	- 100.0%	\$1,475,000	\$815,000	- 44.7%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.6	1.0	+ 66.7%	--	--	--
Cumulative Days on Market Until Sale	17	0	- 100.0%	17	13	- 23.5%
Percent of Original List Price Received*	109.3%	0.0%	- 100.0%	109.3%	100.0%	- 8.5%
New Listings	1	1	0.0%	6	3	- 50.0%

* 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

