

Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

West Newbury

Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	10	+ 150.0%	12	17	+ 41.7%
Closed Sales	4	1	- 75.0%	11	7	- 36.4%
Median Sales Price*	\$647,500	\$1,003,000	+ 54.9%	\$705,000	\$807,000	+ 14.5%
Inventory of Homes for Sale	8	7	- 12.5%	--	--	--
Months Supply of Inventory	1.7	2.0	+ 17.6%	--	--	--
Cumulative Days on Market Until Sale	19	9	- 52.6%	21	15	- 28.6%
Percent of Original List Price Received*	112.0%	114.1%	+ 1.9%	109.2%	107.0%	- 2.0%
New Listings	9	9	0.0%	22	27	+ 22.7%

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

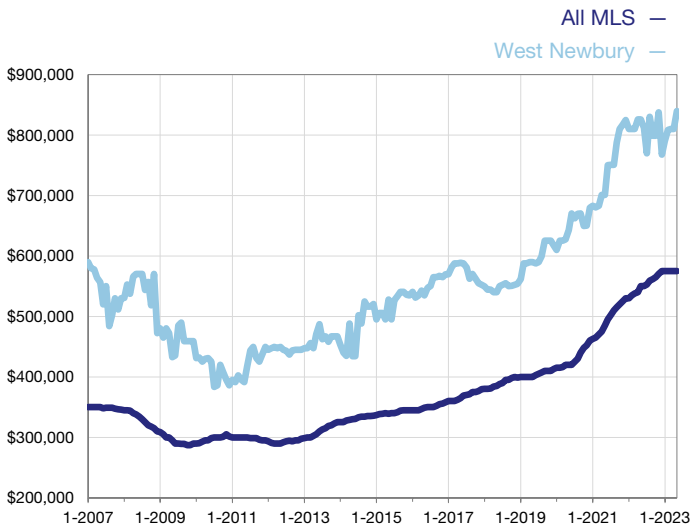
Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	2	--	3	4	+ 33.3%
Closed Sales	0	1	--	3	2	- 33.3%
Median Sales Price*	\$0	\$675,000	--	\$775,000	\$727,500	- 6.1%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.8	0.7	- 12.5%	--	--	--
Cumulative Days on Market Until Sale	0	11	--	14	20	+ 42.9%
Percent of Original List Price Received*	0.0%	101.2%	--	107.8%	100.6%	- 6.7%
New Listings	0	1	--	4	5	+ 25.0%

* 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

