

Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Newbury

Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	10	6	- 40.0%	37	29	- 21.6%
Closed Sales	6	6	0.0%	22	25	+ 13.6%
Median Sales Price*	\$911,500	\$1,125,000	+ 23.4%	\$776,500	\$835,000	+ 7.5%
Inventory of Homes for Sale	13	13	0.0%	--	--	--
Months Supply of Inventory	2.1	2.7	+ 28.6%	--	--	--
Cumulative Days on Market Until Sale	17	14	- 17.6%	25	29	+ 16.0%
Percent of Original List Price Received*	110.6%	107.1%	- 3.2%	105.1%	103.4%	- 1.6%
New Listings	11	8	- 27.3%	51	40	- 21.6%

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

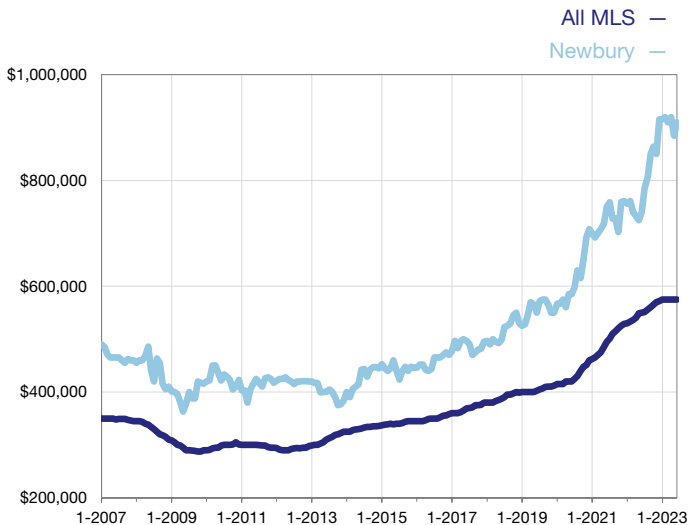
Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	2	+ 100.0%	6	4	- 33.3%
Closed Sales	3	1	- 66.7%	4	6	+ 50.0%
Median Sales Price*	\$810,000	\$405,000	- 50.0%	\$1,017,500	\$610,000	- 40.0%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.6	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	28	19	- 32.1%	25	14	- 44.0%
Percent of Original List Price Received*	106.6%	108.0%	+ 1.3%	107.5%	101.3%	- 5.8%
New Listings	1	1	0.0%	7	4	- 42.9%

* 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

