

Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

West Newbury

Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	8	5	- 37.5%	20	20	0.0%
Closed Sales	4	6	+ 50.0%	15	13	- 13.3%
Median Sales Price*	\$875,500	\$969,950	+ 10.8%	\$740,000	\$860,000	+ 16.2%
Inventory of Homes for Sale	7	9	+ 28.6%	--	--	--
Months Supply of Inventory	1.5	3.0	+ 100.0%	--	--	--
Cumulative Days on Market Until Sale	20	26	+ 30.0%	21	20	- 4.8%
Percent of Original List Price Received*	101.6%	105.4%	+ 3.7%	107.2%	106.2%	- 0.9%
New Listings	8	5	- 37.5%	30	32	+ 6.7%

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

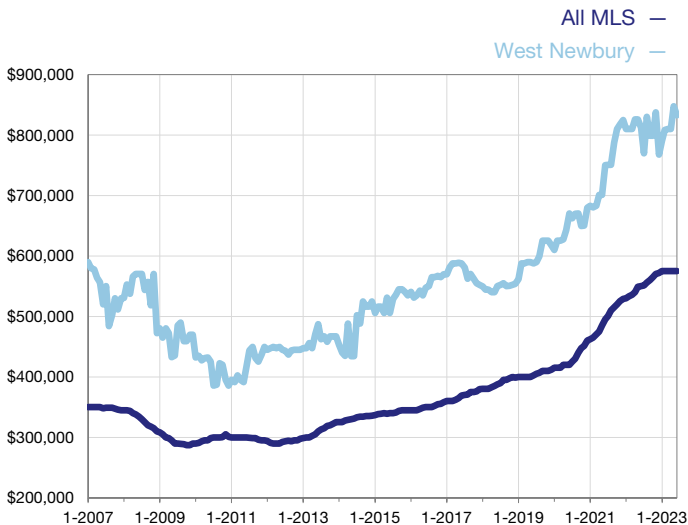
Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	1	0.0%	4	5	+ 25.0%
Closed Sales	0	1	--	3	3	0.0%
Median Sales Price*	\$0	\$517,500	--	\$775,000	\$675,000	- 12.9%
Inventory of Homes for Sale	0	2	--	--	--	--
Months Supply of Inventory	0.0	1.3	--	--	--	--
Cumulative Days on Market Until Sale	0	35	--	14	25	+ 78.6%
Percent of Original List Price Received*	0.0%	90.8%	--	107.8%	97.3%	- 9.7%
New Listings	0	2	--	4	7	+ 75.0%

* 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

