

Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Newbury

Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	7	+ 40.0%	42	33	- 21.4%
Closed Sales	12	5	- 58.3%	34	30	- 11.8%
Median Sales Price*	\$1,110,000	\$827,000	- 25.5%	\$838,000	\$831,000	- 0.8%
Inventory of Homes for Sale	13	17	+ 30.8%	--	--	--
Months Supply of Inventory	2.2	3.6	+ 63.6%	--	--	--
Cumulative Days on Market Until Sale	20	21	+ 5.0%	23	28	+ 21.7%
Percent of Original List Price Received*	106.6%	106.6%	0.0%	105.6%	103.9%	- 1.6%
New Listings	5	9	+ 80.0%	56	50	- 10.7%

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

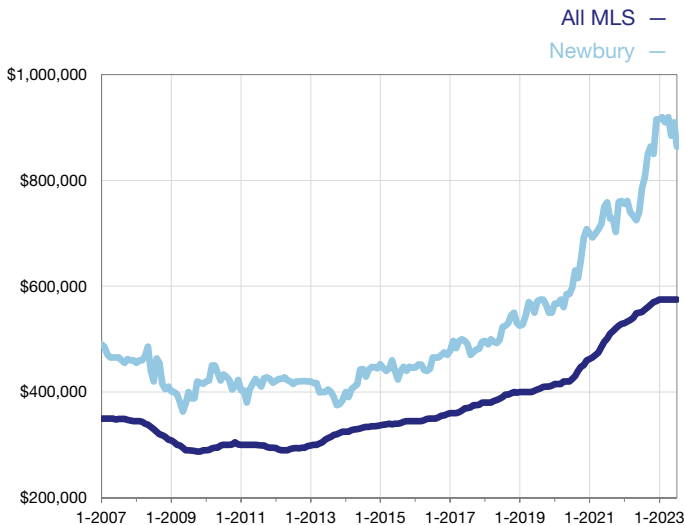
Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	0	- 100.0%	7	4	- 42.9%
Closed Sales	0	1	--	4	7	+ 75.0%
Median Sales Price*	\$0	\$1,589,000	--	\$1,017,500	\$815,000	- 19.9%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	15	--	25	14	- 44.0%
Percent of Original List Price Received*	0.0%	100.0%	--	107.5%	101.2%	- 5.9%
New Listings	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

