

Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

West Newbury

Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	4	+ 300.0%	21	24	+ 14.3%
Closed Sales	6	5	- 16.7%	21	18	- 14.3%
Median Sales Price*	\$682,500	\$985,000	+ 44.3%	\$735,000	\$874,950	+ 19.0%
Inventory of Homes for Sale	11	5	- 54.5%	--	--	--
Months Supply of Inventory	2.6	1.5	- 42.3%	--	--	--
Cumulative Days on Market Until Sale	18	51	+ 183.3%	20	29	+ 45.0%
Percent of Original List Price Received*	105.2%	102.2%	- 2.9%	106.6%	105.1%	- 1.4%
New Listings	7	3	- 57.1%	37	34	- 8.1%

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

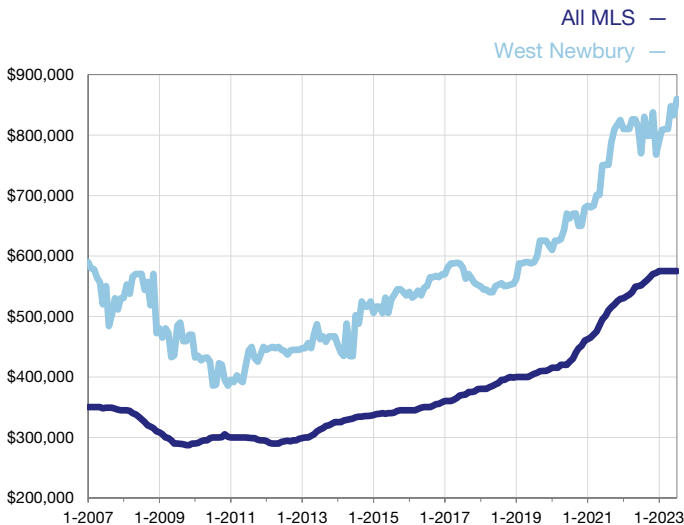
Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	0	- 100.0%	5	5	0.0%
Closed Sales	0	1	--	3	4	+ 33.3%
Median Sales Price*	\$0	\$1,010,000	--	\$775,000	\$727,500	- 6.1%
Inventory of Homes for Sale	0	2	--	--	--	--
Months Supply of Inventory	0.0	1.2	--	--	--	--
Cumulative Days on Market Until Sale	0	19	--	14	24	+ 71.4%
Percent of Original List Price Received*	0.0%	106.3%	--	107.8%	99.6%	- 7.6%
New Listings	1	0	- 100.0%	5	7	+ 40.0%

* 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

