

# Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Newbury

### Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	7	+ 75.0%	46	40	- 13.0%
Closed Sales	10	9	- 10.0%	44	39	- 11.4%
Median Sales Price*	\$791,710	<b>\$775,000</b>	- 2.1%	\$838,000	<b>\$827,000</b>	- 1.3%
Inventory of Homes for Sale	12	14	+ 16.7%	--	--	--
Months Supply of Inventory	2.2	2.8	+ 27.3%	--	--	--
Cumulative Days on Market Until Sale	30	20	- 33.3%	25	26	+ 4.0%
Percent of Original List Price Received*	105.0%	<b>101.5%</b>	- 3.3%	105.5%	<b>103.3%</b>	- 2.1%
New Listings	5	6	+ 20.0%	61	56	- 8.2%

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

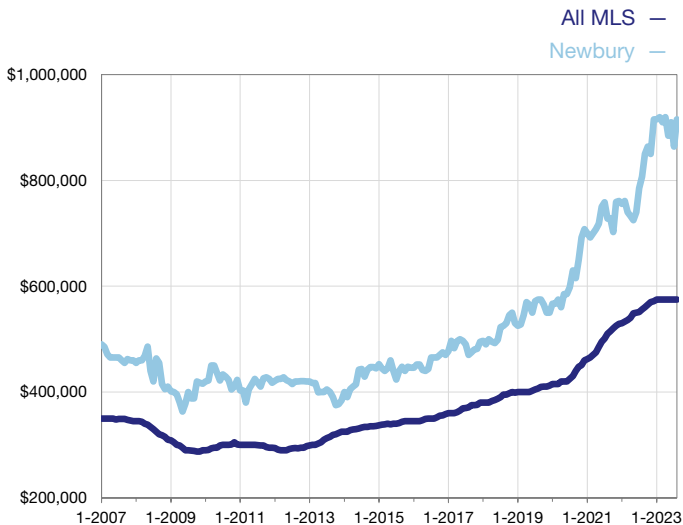
### Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	7	4	- 42.9%
Closed Sales	1	1	0.0%	5	8	+ 60.0%
Median Sales Price*	\$700,000	<b>\$1,000,000</b>	+ 42.9%	\$810,000	<b>\$907,500</b>	+ 12.0%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.7	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	64	16	- 75.0%	33	15	- 54.5%
Percent of Original List Price Received*	88.6%	<b>95.3%</b>	+ 7.6%	102.8%	<b>100.4%</b>	- 2.3%
New Listings	1	0	- 100.0%	8	4	- 50.0%

\* 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

