

Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

West Newbury

Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	4	0.0%	25	28	+ 12.0%
Closed Sales	3	5	+ 66.7%	24	24	0.0%
Median Sales Price*	\$1,175,000	\$849,900	- 27.7%	\$740,000	\$854,950	+ 15.5%
Inventory of Homes for Sale	8	6	- 25.0%	--	--	--
Months Supply of Inventory	2.0	1.8	- 10.0%	--	--	--
Cumulative Days on Market Until Sale	29	30	+ 3.4%	21	29	+ 38.1%
Percent of Original List Price Received*	98.0%	98.2%	+ 0.2%	105.5%	103.1%	- 2.3%
New Listings	4	6	+ 50.0%	41	41	0.0%

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

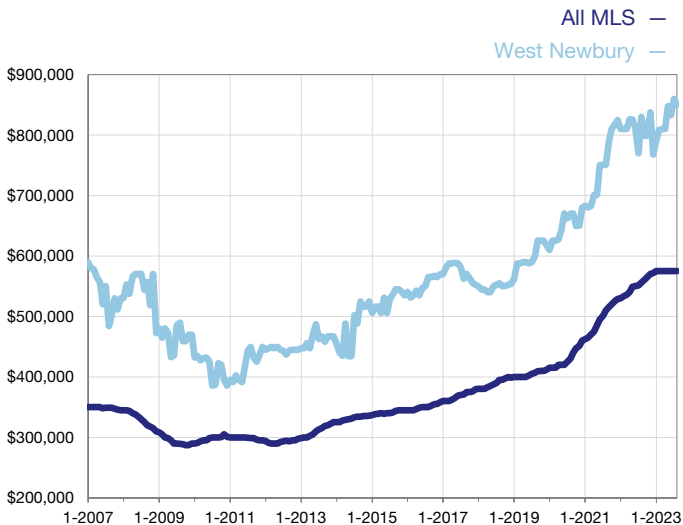
Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	5	4	- 20.0%
Closed Sales	1	0	- 100.0%	4	4	0.0%
Median Sales Price*	\$899,900	\$0	- 100.0%	\$776,000	\$727,500	- 6.3%
Inventory of Homes for Sale	0	2	--	--	--	--
Months Supply of Inventory	0.0	1.5	--	--	--	--
Cumulative Days on Market Until Sale	44	0	- 100.0%	22	24	+ 9.1%
Percent of Original List Price Received*	94.7%	0.0%	- 100.0%	104.5%	99.6%	- 4.7%
New Listings	0	0	--	5	6	+ 20.0%

* 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

