

Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Newbury

Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	7	+ 16.7%	52	46	- 11.5%
Closed Sales	5	4	- 20.0%	49	43	- 12.2%
Median Sales Price*	\$1,100,000	\$1,027,500	- 6.6%	\$864,000	\$835,000	- 3.4%
Inventory of Homes for Sale	14	18	+ 28.6%	--	--	--
Months Supply of Inventory	2.6	3.7	+ 42.3%	--	--	--
Cumulative Days on Market Until Sale	17	25	+ 47.1%	24	26	+ 8.3%
Percent of Original List Price Received*	103.6%	100.7%	- 2.8%	105.3%	103.1%	- 2.1%
New Listings	10	11	+ 10.0%	71	67	- 5.6%

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

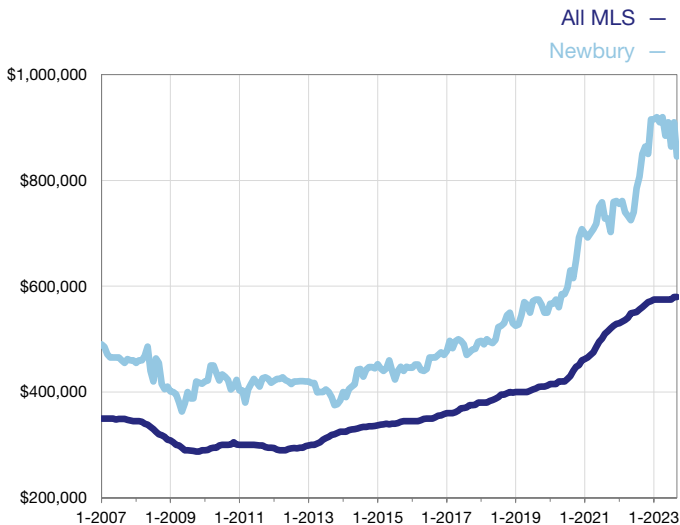
Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	0	- 100.0%	8	4	- 50.0%
Closed Sales	0	1	--	5	9	+ 80.0%
Median Sales Price*	\$0	\$1,998,091	--	\$810,000	\$1,000,000	+ 23.5%
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--
Months Supply of Inventory	0.7	1.7	+ 142.9%	--	--	--
Cumulative Days on Market Until Sale	0	48	--	33	18	- 45.5%
Percent of Original List Price Received*	0.0%	117.5%	--	102.8%	102.3%	- 0.5%
New Listings	1	2	+ 100.0%	9	6	- 33.3%

* 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

