

Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

West Newbury

Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	6	+ 50.0%	29	34	+ 17.2%
Closed Sales	2	5	+ 150.0%	26	29	+ 11.5%
Median Sales Price*	\$960,000	\$750,000	- 21.9%	\$755,000	\$807,000	+ 6.9%
Inventory of Homes for Sale	7	11	+ 57.1%	--	--	--
Months Supply of Inventory	1.8	3.2	+ 77.8%	--	--	--
Cumulative Days on Market Until Sale	41	39	- 4.9%	23	30	+ 30.4%
Percent of Original List Price Received*	98.4%	97.4%	- 1.0%	105.0%	102.2%	- 2.7%
New Listings	3	10	+ 233.3%	44	51	+ 15.9%

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

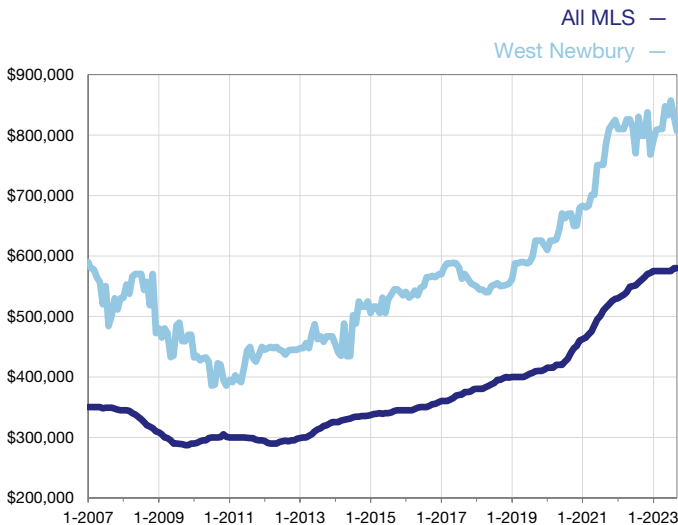
Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	5	4	- 20.0%
Closed Sales	1	0	- 100.0%	5	4	- 20.0%
Median Sales Price*	\$515,000	\$0	- 100.0%	\$775,000	\$727,500	- 6.1%
Inventory of Homes for Sale	0	2	--	--	--	--
Months Supply of Inventory	0.0	1.5	--	--	--	--
Cumulative Days on Market Until Sale	6	0	- 100.0%	19	24	+ 26.3%
Percent of Original List Price Received*	95.4%	0.0%	- 100.0%	102.7%	99.6%	- 3.0%
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

