

# Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Newbury

### Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	7	+ 16.7%	58	52	- 10.3%
Closed Sales	5	7	+ 40.0%	54	50	- 7.4%
Median Sales Price*	\$925,000	<b>\$860,000</b>	- 7.0%	\$889,500	<b>\$840,000</b>	- 5.6%
Inventory of Homes for Sale	11	16	+ 45.5%	--	--	--
Months Supply of Inventory	2.0	3.3	+ 65.0%	--	--	--
Cumulative Days on Market Until Sale	21	32	+ 52.4%	24	27	+ 12.5%
Percent of Original List Price Received*	101.3%	98.8%	- 2.5%	104.9%	102.5%	- 2.3%
New Listings	4	7	+ 75.0%	75	74	- 1.3%

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

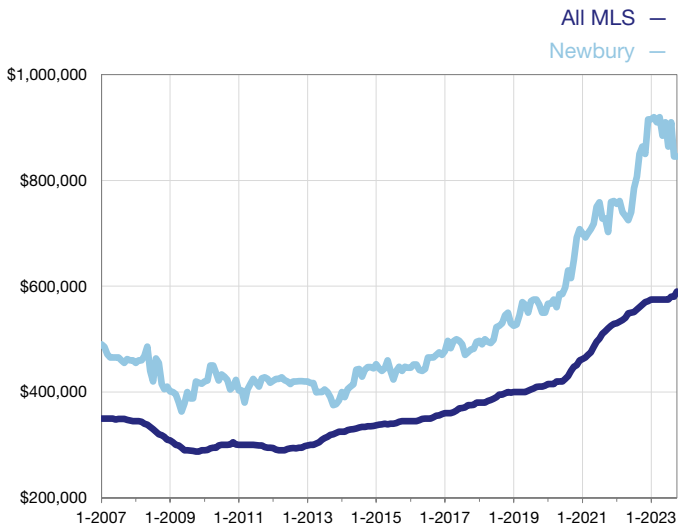
### Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	1	0.0%	9	5	- 44.4%
Closed Sales	0	0	--	5	9	+ 80.0%
Median Sales Price*	\$0	<b>\$0</b>	--	\$810,000	<b>\$1,000,000</b>	+ 23.5%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.7	0.8	+ 14.3%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	33	18	- 45.5%
Percent of Original List Price Received*	0.0%	0.0%	--	102.8%	102.3%	- 0.5%
New Listings	1	0	- 100.0%	10	6	- 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

