

Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

West Newbury

Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	3	0.0%	32	35	+ 9.4%
Closed Sales	4	4	0.0%	30	32	+ 6.7%
Median Sales Price*	\$777,500	\$920,000	+ 18.3%	\$755,000	\$828,450	+ 9.7%
Inventory of Homes for Sale	8	10	+ 25.0%	--	--	--
Months Supply of Inventory	2.2	3.1	+ 40.9%	--	--	--
Cumulative Days on Market Until Sale	30	17	- 43.3%	24	29	+ 20.8%
Percent of Original List Price Received*	99.2%	103.6%	+ 4.4%	104.2%	102.6%	- 1.5%
New Listings	4	5	+ 25.0%	48	54	+ 12.5%

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

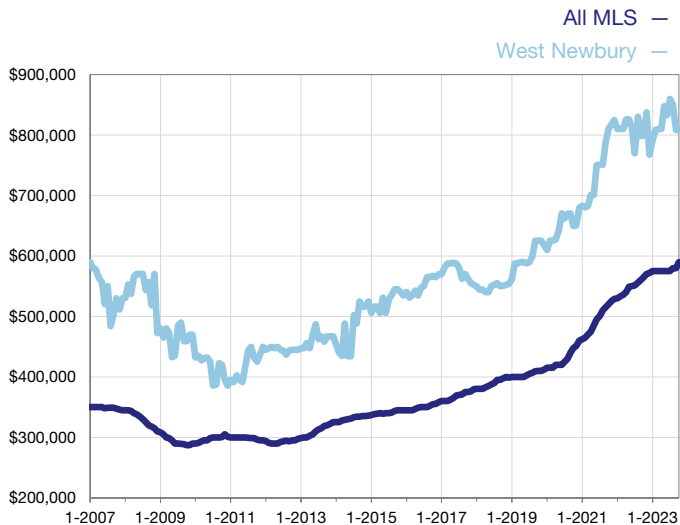
Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	5	6	+ 20.0%
Closed Sales	0	0	--	5	6	+ 20.0%
Median Sales Price*	\$0	\$0	--	\$775,000	\$742,750	- 4.2%
Inventory of Homes for Sale	0	4	--	--	--	--
Months Supply of Inventory	0.0	2.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	19	23	+ 21.1%
Percent of Original List Price Received*	0.0%	0.0%	--	102.7%	98.4%	- 4.2%
New Listings	0	4	--	5	12	+ 140.0%

* 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

