

Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Newbury

Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	4	0.0%	62	55	- 11.3%
Closed Sales	6	3	- 50.0%	60	53	- 11.7%
Median Sales Price*	\$991,655	\$1,250,000	+ 26.1%	\$889,500	\$845,000	- 5.0%
Inventory of Homes for Sale	9	12	+ 33.3%	--	--	--
Months Supply of Inventory	1.6	2.6	+ 62.5%	--	--	--
Cumulative Days on Market Until Sale	52	37	- 28.8%	27	27	0.0%
Percent of Original List Price Received*	98.6%	97.9%	- 0.7%	104.3%	102.2%	- 2.0%
New Listings	3	0	- 100.0%	78	75	- 3.8%

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

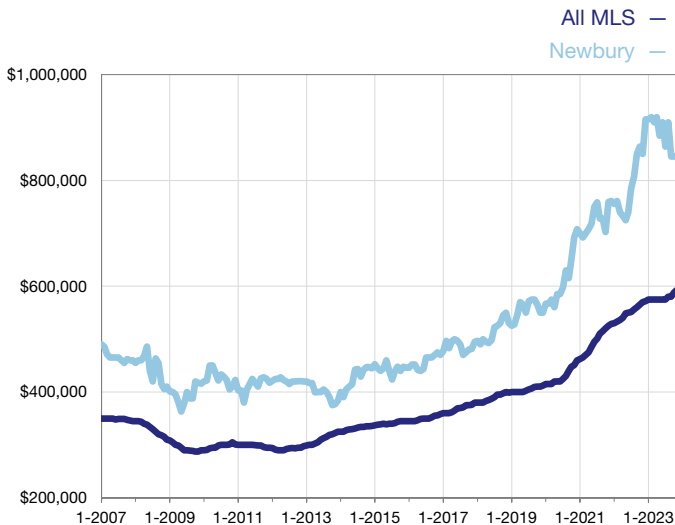
Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	0	- 100.0%	11	5	- 54.5%
Closed Sales	1	1	0.0%	6	10	+ 66.7%
Median Sales Price*	\$425,000	\$560,000	+ 31.8%	\$755,000	\$907,500	+ 20.2%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	0.8	--	--	--	--
Cumulative Days on Market Until Sale	17	27	+ 58.8%	30	19	- 36.7%
Percent of Original List Price Received*	109.0%	93.3%	- 14.4%	104.0%	101.4%	- 2.5%
New Listings	1	1	0.0%	11	7	- 36.4%

* 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

