

Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

West Newbury

Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	6	+ 100.0%	35	41	+ 17.1%
Closed Sales	5	3	- 40.0%	35	35	0.0%
Median Sales Price*	\$874,000	\$670,000	- 23.3%	\$810,000	\$800,000	- 1.2%
Inventory of Homes for Sale	5	8	+ 60.0%	--	--	--
Months Supply of Inventory	1.4	2.3	+ 64.3%	--	--	--
Cumulative Days on Market Until Sale	75	22	- 70.7%	31	28	- 9.7%
Percent of Original List Price Received*	90.5%	99.7%	+ 10.2%	102.3%	102.4%	+ 0.1%
New Listings	3	7	+ 133.3%	51	61	+ 19.6%

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

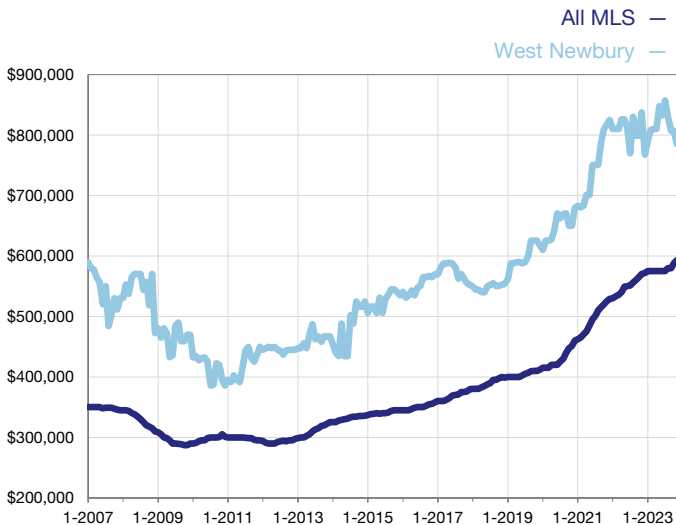
Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	1	--	5	7	+ 40.0%
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	5	--	--	--	--
Months Supply of Inventory	0.0	2.9	--	--	--	--
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	2	--	5	14	+ 180.0%

* 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

