

Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Newbury

Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	7	+ 600.0%	63	61	- 3.2%
Closed Sales	3	3	0.0%	63	56	- 11.1%
Median Sales Price*	\$1,400,000	\$626,000	- 55.3%	\$915,000	\$840,000	- 8.2%
Inventory of Homes for Sale	8	6	- 25.0%	--	--	--
Months Supply of Inventory	1.5	1.2	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	28	62	+ 121.4%	27	29	+ 7.4%
Percent of Original List Price Received*	95.1%	93.9%	- 1.3%	103.8%	101.8%	- 1.9%
New Listings	0	3	--	78	78	0.0%

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

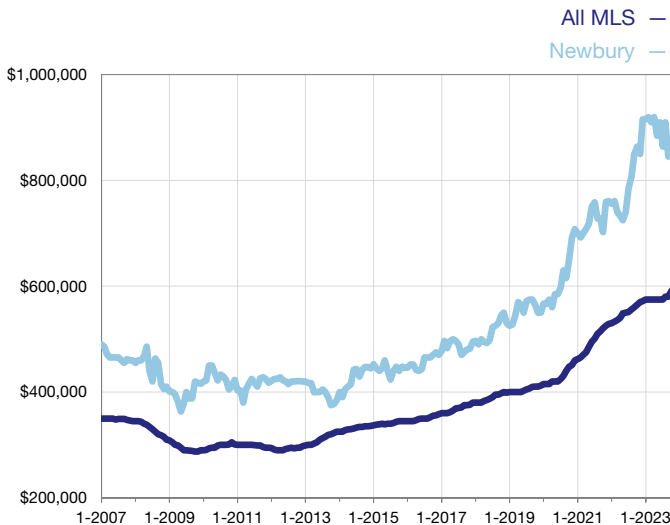
Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	11	5	- 54.5%
Closed Sales	0	1	--	6	11	+ 83.3%
Median Sales Price*	\$0	\$1,750,000	--	\$755,000	\$1,000,000	+ 32.5%
Inventory of Homes for Sale	0	2	--	--	--	--
Months Supply of Inventory	0.0	1.6	--	--	--	--
Cumulative Days on Market Until Sale	0	27	--	30	20	- 33.3%
Percent of Original List Price Received*	0.0%	100.0%	--	104.0%	101.3%	- 2.6%
New Listings	0	1	--	11	8	- 27.3%

* 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

