

Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

West Newbury

Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	3	+ 200.0%	36	43	+ 19.4%
Closed Sales	3	5	+ 66.7%	38	40	+ 5.3%
Median Sales Price*	\$515,000	\$750,000	+ 45.6%	\$767,500	\$792,500	+ 3.3%
Inventory of Homes for Sale	2	5	+ 150.0%	--	--	--
Months Supply of Inventory	0.6	1.4	+ 133.3%	--	--	--
Cumulative Days on Market Until Sale	19	39	+ 105.3%	30	30	0.0%
Percent of Original List Price Received*	95.4%	92.6%	- 2.9%	101.7%	101.1%	- 0.6%
New Listings	0	0	--	51	61	+ 19.6%

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

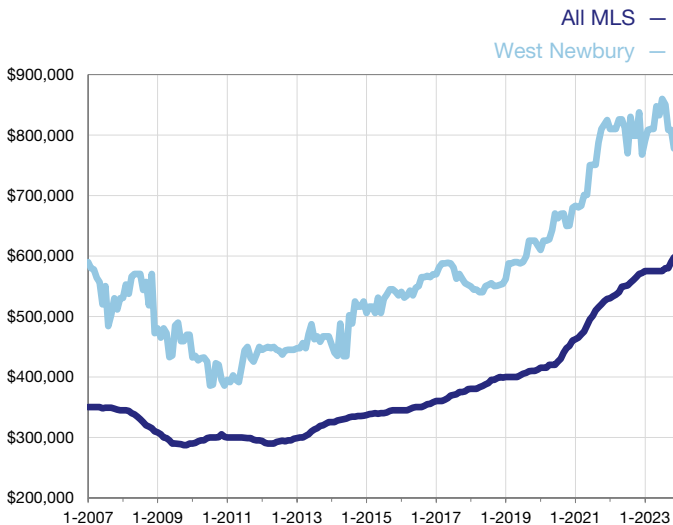
Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	2	--	5	8	+ 60.0%
Closed Sales	0	1	--	5	7	+ 40.0%
Median Sales Price*	\$0	\$580,000	--	\$775,000	\$730,000	- 5.8%
Inventory of Homes for Sale	0	4	--	--	--	--
Months Supply of Inventory	0.0	2.0	--	--	--	--
Cumulative Days on Market Until Sale	0	62	--	19	28	+ 47.4%
Percent of Original List Price Received*	0.0%	84.2%	--	102.7%	96.4%	- 6.1%
New Listings	0	0	--	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

