

# Local Market Update – January 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Newbury

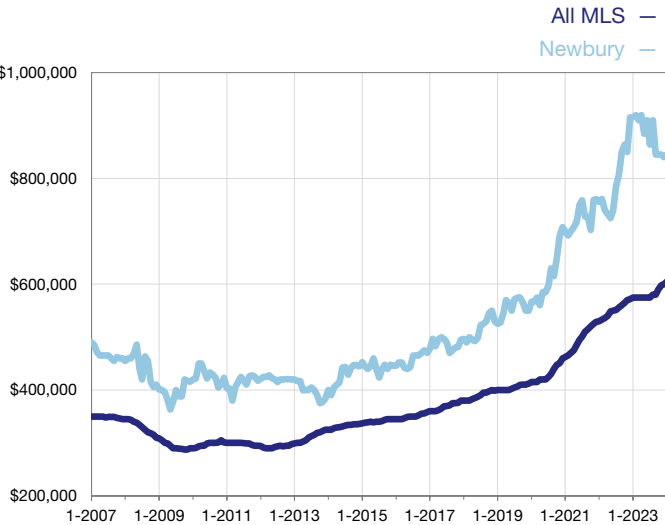
Single-Family Properties	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	2	7	+ 250.0%	2	7	+ 250.0%
Closed Sales	1	8	+ 700.0%	1	8	+ 700.0%
Median Sales Price*	\$480,000	\$1,096,250	+ 128.4%	\$480,000	\$1,096,250	+ 128.4%
Inventory of Homes for Sale	7	6	- 14.3%	--	--	--
Months Supply of Inventory	1.3	1.1	- 15.4%	--	--	--
Cumulative Days on Market Until Sale	32	77	+ 140.6%	32	77	+ 140.6%
Percent of Original List Price Received*	96.0%	96.1%	+ 0.1%	96.0%	96.1%	+ 0.1%
New Listings	2	7	+ 250.0%	2	7	+ 250.0%

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

Condominium Properties	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	1	0	- 100.0%	1	0	- 100.0%
Closed Sales	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	0	0	--
Percent of Original List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
New Listings	1	1	0.0%	1	1	0.0%

\* 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

