

# Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Newbury

### Single-Family Properties

Key Metrics	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	3	2	- 33.3%	5	8	+ 60.0%
Closed Sales	2	5	+ 150.0%	3	13	+ 333.3%
Median Sales Price*	\$1,040,000	<b>\$830,000</b>	- 20.2%	\$905,000	<b>\$992,500</b>	+ 9.7%
Inventory of Homes for Sale	9	8	- 11.1%	--	--	--
Months Supply of Inventory	1.7	1.5	- 11.8%	--	--	--
Cumulative Days on Market Until Sale	44	127	+ 188.6%	40	96	+ 140.0%
Percent of Original List Price Received*	107.4%	91.4%	- 14.9%	103.6%	94.3%	- 9.0%
New Listings	6	3	- 50.0%	8	10	+ 25.0%

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

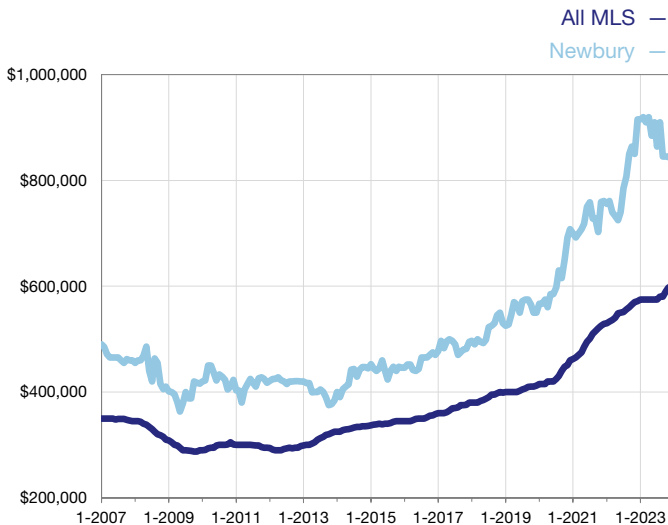
### Condominium Properties

Key Metrics	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	1	0	- 100.0%	2	0	- 100.0%
Closed Sales	1	0	- 100.0%	1	0	- 100.0%
Median Sales Price*	\$335,000	<b>\$0</b>	- 100.0%	\$335,000	<b>\$0</b>	- 100.0%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	0.7	--	--	--	--
Cumulative Days on Market Until Sale	7	0	- 100.0%	7	0	- 100.0%
Percent of Original List Price Received*	106.3%	0.0%	- 100.0%	106.3%	0.0%	- 100.0%
New Listings	1	1	0.0%	2	2	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

