

Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

West Newbury

Single-Family Properties

Key Metrics	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	3	4	+ 33.3%	4	7	+ 75.0%
Closed Sales	1	1	0.0%	1	5	+ 400.0%
Median Sales Price*	\$807,000	\$708,000	- 12.3%	\$807,000	\$835,000	+ 3.5%
Inventory of Homes for Sale	6	1	- 83.3%	--	--	--
Months Supply of Inventory	1.9	0.3	- 84.2%	--	--	--
Cumulative Days on Market Until Sale	9	12	+ 33.3%	9	65	+ 622.2%
Percent of Original List Price Received*	109.8%	101.2%	- 7.8%	109.8%	102.1%	- 7.0%
New Listings	6	1	- 83.3%	9	3	- 66.7%

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

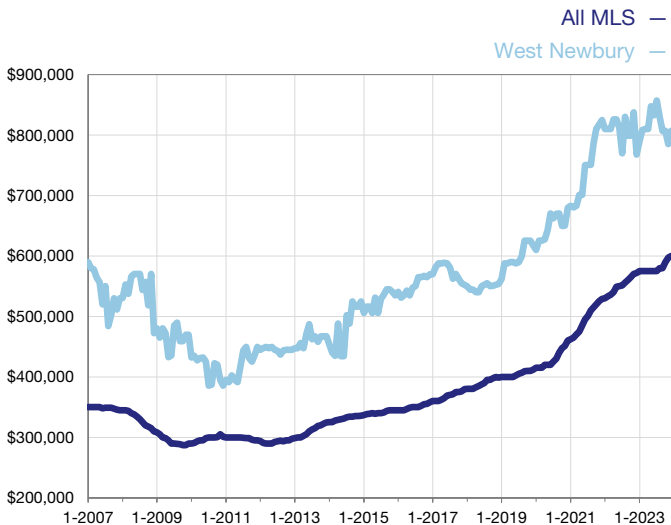
Condominium Properties

Key Metrics	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	0	7	--	0	7	--
Closed Sales	0	1	--	0	1	--
Median Sales Price*	\$0	\$585,000	--	\$0	\$585,000	--
Inventory of Homes for Sale	2	0	- 100.0%	--	--	--
Months Supply of Inventory	2.0	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	79	--	0	79	--
Percent of Original List Price Received*	0.0%	84.9%	--	0.0%	84.9%	--
New Listings	2	0	- 100.0%	2	3	+ 50.0%

* 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

