

Local Market Update – March 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Newbury

Single-Family Properties

Key Metrics	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	7	7	0.0%	12	15	+ 25.0%
Closed Sales	7	4	- 42.9%	10	17	+ 70.0%
Median Sales Price*	\$825,000	\$780,000	- 5.5%	\$835,000	\$960,000	+ 15.0%
Inventory of Homes for Sale	4	4	0.0%	--	--	--
Months Supply of Inventory	0.8	0.8	0.0%	--	--	--
Cumulative Days on Market Until Sale	41	48	+ 17.1%	41	85	+ 107.3%
Percent of Original List Price Received*	100.9%	100.0%	- 0.9%	101.7%	95.6%	- 6.0%
New Listings	3	2	- 33.3%	11	12	+ 9.1%

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

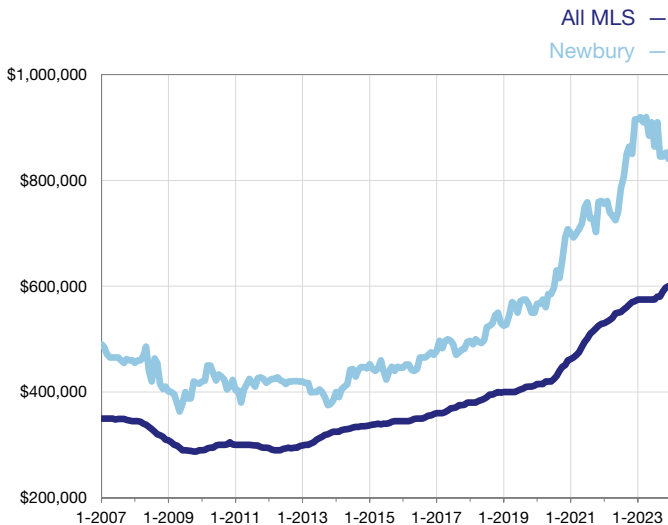
Condominium Properties

Key Metrics	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	0	0	--	2	0	- 100.0%
Closed Sales	3	0	- 100.0%	4	0	- 100.0%
Median Sales Price*	\$1,539,000	\$0	- 100.0%	\$1,177,000	\$0	- 100.0%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	0.7	--	--	--	--
Cumulative Days on Market Until Sale	18	0	- 100.0%	15	0	- 100.0%
Percent of Original List Price Received*	99.8%	0.0%	- 100.0%	101.5%	0.0%	- 100.0%
New Listings	0	1	--	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

