

Local Market Update – March 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

West Newbury

Single-Family Properties

Key Metrics	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	1	2	+ 100.0%	5	8	+ 60.0%
Closed Sales	3	3	0.0%	4	8	+ 100.0%
Median Sales Price*	\$710,000	\$1,350,000	+ 90.1%	\$758,500	\$1,192,500	+ 57.2%
Inventory of Homes for Sale	7	3	- 57.1%	--	--	--
Months Supply of Inventory	2.3	0.8	- 65.2%	--	--	--
Cumulative Days on Market Until Sale	16	61	+ 281.3%	14	63	+ 350.0%
Percent of Original List Price Received*	106.7%	95.0%	- 11.0%	107.4%	99.4%	- 7.4%
New Listings	2	2	0.0%	11	5	- 54.5%

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

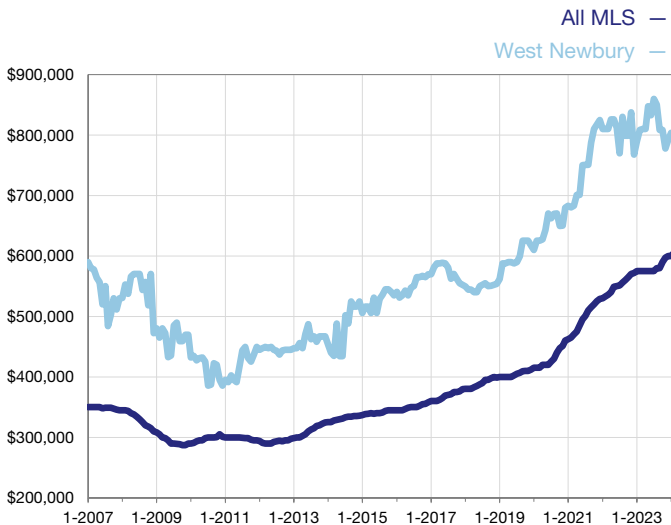
Condominium Properties

Key Metrics	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	2	0	- 100.0%	2	7	+ 250.0%
Closed Sales	1	3	+ 200.0%	1	4	+ 300.0%
Median Sales Price*	\$780,000	\$875,000	+ 12.2%	\$780,000	\$875,000	+ 12.2%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	29	167	+ 475.9%	29	145	+ 400.0%
Percent of Original List Price Received*	100.0%	101.0%	+ 1.0%	100.0%	97.0%	- 3.0%
New Listings	0	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

