

Local Market Update – April 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Newbury

Single-Family Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	2	4	+ 100.0%	14	19	+ 35.7%
Closed Sales	4	3	- 25.0%	14	20	+ 42.9%
Median Sales Price*	\$952,500	\$800,000	- 16.0%	\$835,000	\$895,000	+ 7.2%
Inventory of Homes for Sale	11	8	- 27.3%	--	--	--
Months Supply of Inventory	2.2	1.5	- 31.8%	--	--	--
Cumulative Days on Market Until Sale	21	42	+ 100.0%	35	78	+ 122.9%
Percent of Original List Price Received*	103.5%	98.9%	- 4.4%	102.2%	96.1%	- 6.0%
New Listings	8	9	+ 12.5%	19	21	+ 10.5%

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

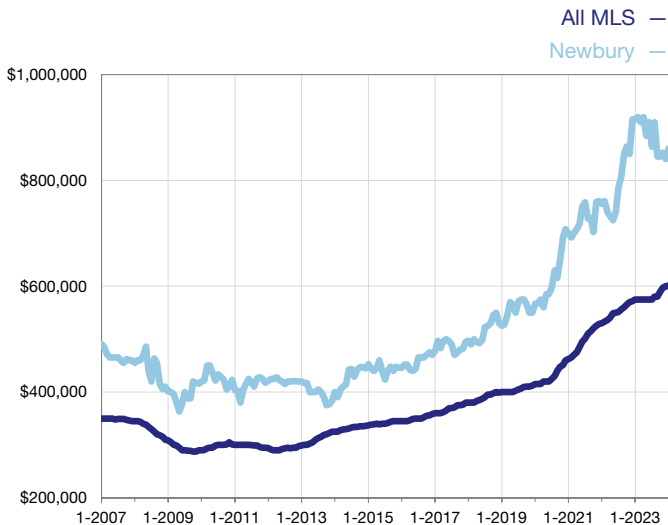
Condominium Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	0	1	--	2	1	- 50.0%
Closed Sales	1	1	0.0%	5	1	- 80.0%
Median Sales Price*	\$325,000	\$850,000	+ 161.5%	\$815,000	\$850,000	+ 4.3%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	6	27	+ 350.0%	13	27	+ 107.7%
Percent of Original List Price Received*	94.2%	94.5%	+ 0.3%	100.0%	94.5%	- 5.5%
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

