

Local Market Update – April 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

West Newbury

Single-Family Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	2	4	+ 100.0%	7	11	+ 57.1%
Closed Sales	2	3	+ 50.0%	6	11	+ 83.3%
Median Sales Price*	\$764,889	\$1,500,000	+ 96.1%	\$758,500	\$1,200,000	+ 58.2%
Inventory of Homes for Sale	11	6	- 45.5%	--	--	--
Months Supply of Inventory	3.8	1.5	- 60.5%	--	--	--
Cumulative Days on Market Until Sale	21	49	+ 133.3%	16	60	+ 275.0%
Percent of Original List Price Received*	102.5%	98.5%	- 3.9%	105.8%	99.2%	- 6.2%
New Listings	7	6	- 14.3%	18	11	- 38.9%

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

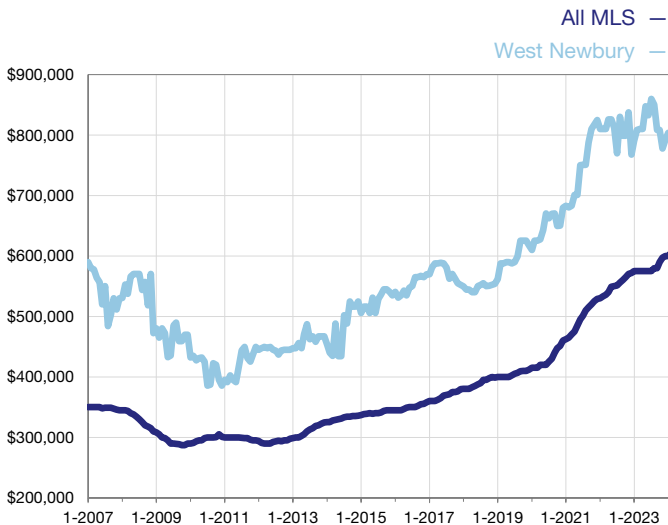
Condominium Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	0	1	--	2	8	+ 300.0%
Closed Sales	0	0	--	1	4	+ 300.0%
Median Sales Price*	\$0	\$0	--	\$780,000	\$875,000	+ 12.2%
Inventory of Homes for Sale	2	0	- 100.0%	--	--	--
Months Supply of Inventory	1.5	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	29	145	+ 400.0%
Percent of Original List Price Received*	0.0%	0.0%	--	100.0%	97.0%	- 3.0%
New Listings	2	1	- 50.0%	4	4	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

