

# Local Market Update – May 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Newbury

### Single-Family Properties

Key Metrics	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	8	13	+ 62.5%	22	29	+ 31.8%
Closed Sales	5	7	+ 40.0%	19	27	+ 42.1%
Median Sales Price*	\$800,000	\$1,299,000	+ 62.4%	\$825,000	\$992,500	+ 20.3%
Inventory of Homes for Sale	17	18	+ 5.9%	--	--	--
Months Supply of Inventory	3.5	3.2	- 8.6%	--	--	--
Cumulative Days on Market Until Sale	30	32	+ 6.7%	34	66	+ 94.1%
Percent of Original List Price Received*	102.0%	100.8%	- 1.2%	102.2%	97.4%	- 4.7%
New Listings	14	22	+ 57.1%	33	42	+ 27.3%

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

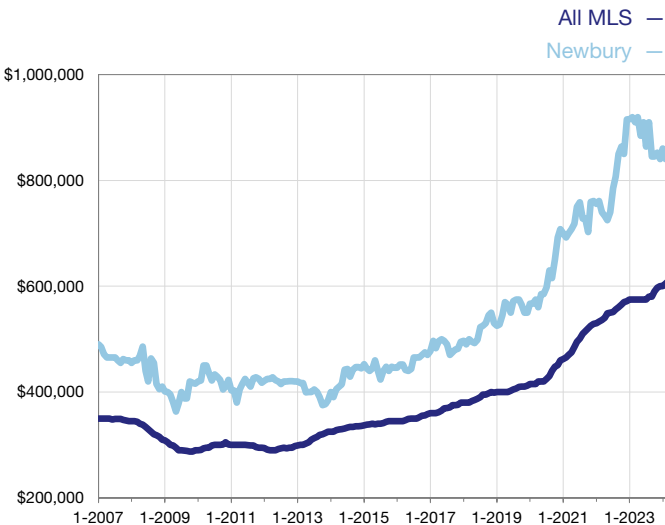
### Condominium Properties

Key Metrics	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	0	0	--	2	1	- 50.0%
Closed Sales	0	0	--	5	1	- 80.0%
Median Sales Price*	\$0	\$0	--	\$815,000	\$850,000	+ 4.3%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.9	0.8	- 11.1%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	13	27	+ 107.7%
Percent of Original List Price Received*	0.0%	0.0%	--	100.0%	94.5%	- 5.5%
New Listings	1	1	0.0%	3	4	+ 33.3%

\* 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

