

Local Market Update – May 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

West Newbury

Single-Family Properties

Key Metrics	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	7	5	- 28.6%	14	16	+ 14.3%
Closed Sales	1	4	+ 300.0%	7	15	+ 114.3%
Median Sales Price*	\$1,003,000	\$1,295,000	+ 29.1%	\$807,000	\$1,200,000	+ 48.7%
Inventory of Homes for Sale	9	5	- 44.4%	--	--	--
Months Supply of Inventory	2.8	1.3	- 53.6%	--	--	--
Cumulative Days on Market Until Sale	9	87	+ 866.7%	15	67	+ 346.7%
Percent of Original List Price Received*	114.1%	95.7%	- 16.1%	107.0%	98.2%	- 8.2%
New Listings	7	4	- 42.9%	25	15	- 40.0%

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

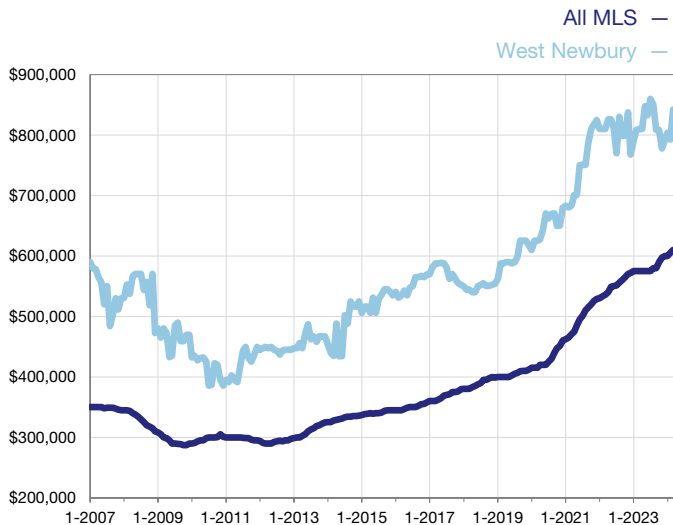
Condominium Properties

Key Metrics	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	3	0	- 100.0%	5	8	+ 60.0%
Closed Sales	1	1	0.0%	2	5	+ 150.0%
Median Sales Price*	\$675,000	\$799,900	+ 18.5%	\$727,500	\$875,000	+ 20.3%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.6	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	11	17	+ 54.5%	20	120	+ 500.0%
Percent of Original List Price Received*	101.2%	100.0%	- 1.2%	100.6%	97.6%	- 3.0%
New Listings	2	0	- 100.0%	6	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

