

Local Market Update – June 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

West Newbury

Single-Family Properties

Key Metrics	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	5	5	0.0%	19	21	+ 10.5%
Closed Sales	6	5	- 16.7%	13	20	+ 53.8%
Median Sales Price*	\$969,950	\$855,000	- 11.9%	\$860,000	\$1,142,500	+ 32.8%
Inventory of Homes for Sale	9	6	- 33.3%	--	--	--
Months Supply of Inventory	3.1	1.6	- 48.4%	--	--	--
Cumulative Days on Market Until Sale	26	26	0.0%	20	57	+ 185.0%
Percent of Original List Price Received*	105.4%	101.7%	- 3.5%	106.2%	99.1%	- 6.7%
New Listings	5	6	+ 20.0%	30	21	- 30.0%

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

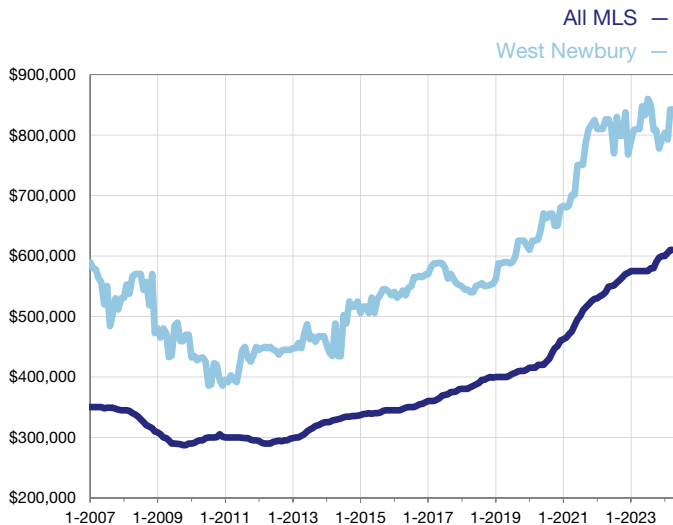
Condominium Properties

Key Metrics	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	1	0	- 100.0%	6	8	+ 33.3%
Closed Sales	1	1	0.0%	3	6	+ 100.0%
Median Sales Price*	\$517,500	\$905,000	+ 74.9%	\$675,000	\$875,000	+ 29.6%
Inventory of Homes for Sale	2	0	- 100.0%	--	--	--
Months Supply of Inventory	1.1	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	35	41	+ 17.1%	25	107	+ 328.0%
Percent of Original List Price Received*	90.8%	100.0%	+ 10.1%	97.3%	98.0%	+ 0.7%
New Listings	2	0	- 100.0%	8	4	- 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

