

Local Market Update – July 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

West Newbury

Single-Family Properties

Key Metrics	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	3	6	+ 100.0%	22	26	+ 18.2%
Closed Sales	5	3	- 40.0%	18	23	+ 27.8%
Median Sales Price*	\$985,000	\$743,000	- 24.6%	\$874,950	\$950,000	+ 8.6%
Inventory of Homes for Sale	7	5	- 28.6%	--	--	--
Months Supply of Inventory	2.3	1.3	- 43.5%	--	--	--
Cumulative Days on Market Until Sale	51	25	- 51.0%	29	52	+ 79.3%
Percent of Original List Price Received*	102.2%	102.1%	- 0.1%	105.1%	99.5%	- 5.3%
New Listings	3	5	+ 66.7%	33	26	- 21.2%

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

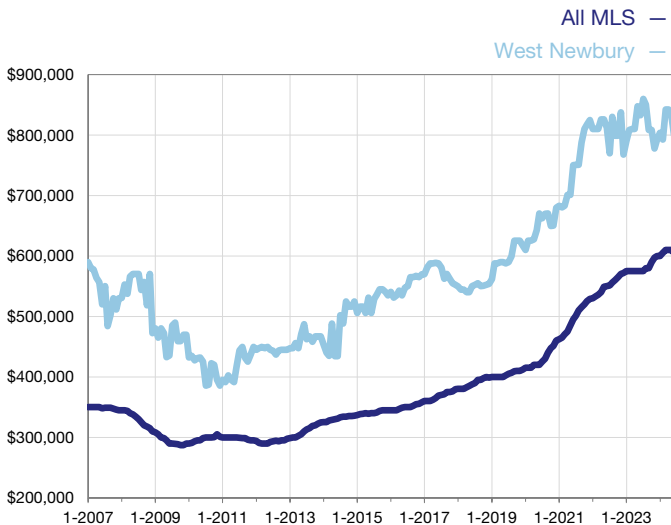
Condominium Properties

Key Metrics	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	0	0	--	6	8	+ 33.3%
Closed Sales	3	0	- 100.0%	6	6	0.0%
Median Sales Price*	\$755,500	\$0	- 100.0%	\$742,750	\$875,000	+ 17.8%
Inventory of Homes for Sale	2	0	- 100.0%	--	--	--
Months Supply of Inventory	1.0	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	21	0	- 100.0%	23	107	+ 365.2%
Percent of Original List Price Received*	99.5%	0.0%	- 100.0%	98.4%	98.0%	- 0.4%
New Listings	0	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

