

Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Newbury

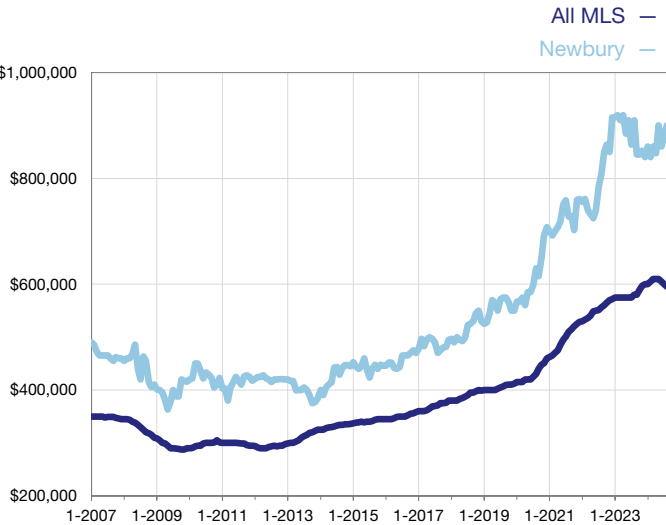
Single-Family Properties				August			Year to Date		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				6	8	+ 33.3%	39	51	+ 30.8%
Closed Sales				9	7	- 22.2%	39	51	+ 30.8%
Median Sales Price*				\$775,000	\$999,999	+ 29.0%	\$827,000	\$992,500	+ 20.0%
Inventory of Homes for Sale				17	17	0.0%	--	--	--
Months Supply of Inventory				3.6	2.8	- 22.2%	--	--	--
Cumulative Days on Market Until Sale				20	49	+ 145.0%	26	49	+ 88.5%
Percent of Original List Price Received*				101.5%	95.4%	- 6.0%	103.3%	98.5%	- 4.6%
New Listings				6	7	+ 16.7%	56	71	+ 26.8%

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

Condominium Properties				August			Year to Date		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				0	1	--	4	5	+ 25.0%
Closed Sales				1	0	- 100.0%	8	4	- 50.0%
Median Sales Price*				\$1,000,000	\$0	- 100.0%	\$907,500	\$935,000	+ 3.0%
Inventory of Homes for Sale				0	1	--	--	--	--
Months Supply of Inventory				0.0	0.8	--	--	--	--
Cumulative Days on Market Until Sale				16	0	- 100.0%	15	15	0.0%
Percent of Original List Price Received*				95.3%	0.0%	- 100.0%	100.4%	98.1%	- 2.3%
New Listings				0	0	--	4	9	+ 125.0%

* 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

