

Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

West Newbury

Single-Family Properties

Key Metrics	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	4	2	- 50.0%	26	28	+ 7.7%
Closed Sales	5	7	+ 40.0%	23	30	+ 30.4%
Median Sales Price*	\$849,900	\$920,000	+ 8.2%	\$860,000	\$938,750	+ 9.2%
Inventory of Homes for Sale	7	9	+ 28.6%	--	--	--
Months Supply of Inventory	2.3	2.4	+ 4.3%	--	--	--
Cumulative Days on Market Until Sale	30	28	- 6.7%	29	47	+ 62.1%
Percent of Original List Price Received*	98.2%	99.4%	+ 1.2%	103.6%	99.5%	- 4.0%
New Listings	6	6	0.0%	39	32	- 17.9%

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

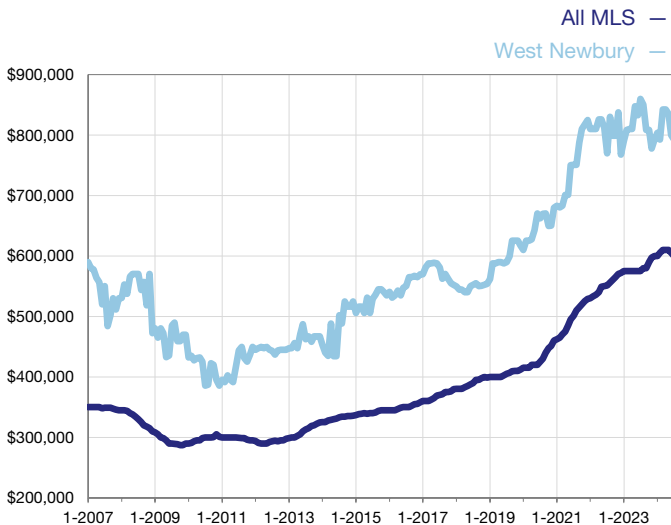
Condominium Properties

Key Metrics	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	0	0	--	6	7	+ 16.7%
Closed Sales	0	1	--	6	7	+ 16.7%
Median Sales Price*	\$0	\$869,000	--	\$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	0	33	--	23	96	+ 317.4%
Percent of Original List Price Received*	0.0%	100.0%	--	98.4%	98.3%	- 0.1%
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

