

Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Newbury

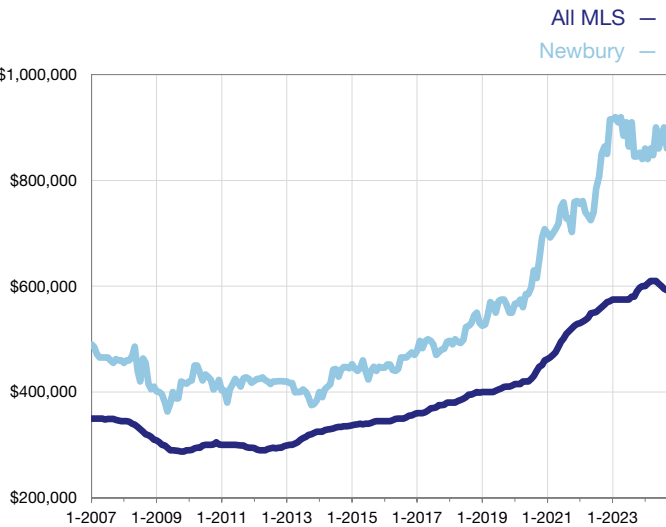
Single-Family Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	6	5	- 16.7%	45	54	+ 20.0%
Closed Sales	4	5	+ 25.0%	43	56	+ 30.2%
Median Sales Price*	\$1,027,500	\$870,000	- 15.3%	\$835,000	\$988,750	+ 18.4%
Inventory of Homes for Sale	22	15	- 31.8%	--	--	--
Months Supply of Inventory	4.7	2.6	- 44.7%	--	--	--
Cumulative Days on Market Until Sale	25	50	+ 100.0%	26	49	+ 88.5%
Percent of Original List Price Received*	100.7%	89.3%	- 11.3%	103.1%	97.7%	- 5.2%
New Listings	12	9	- 25.0%	68	77	+ 13.2%

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

Condominium Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	0	4	--	4	9	+ 125.0%
Closed Sales	1	2	+ 100.0%	9	6	- 33.3%
Median Sales Price*	\$1,998,091	\$1,205,000	- 39.7%	\$1,000,000	\$997,500	- 0.2%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	1.4	0.6	- 57.1%	--	--	--
Cumulative Days on Market Until Sale	48	35	- 27.1%	18	22	+ 22.2%
Percent of Original List Price Received*	117.5%	96.7%	- 17.7%	102.3%	97.7%	- 4.5%
New Listings	2	2	0.0%	6	14	+ 133.3%

* 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

