

Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

West Newbury

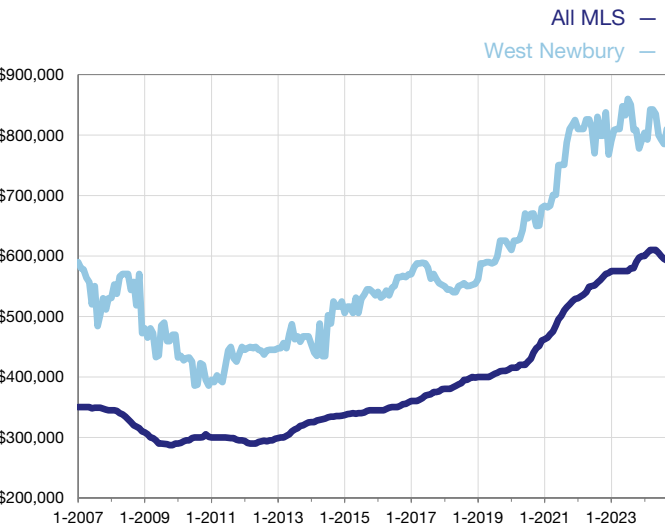
Single-Family Properties				September			Year to Date		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				6	2	- 66.7%	32	30	- 6.3%
Closed Sales				5	2	- 60.0%	28	32	+ 14.3%
Median Sales Price*				\$750,000	\$1,000,000	+ 33.3%	\$828,450	\$938,750	+ 13.3%
Inventory of Homes for Sale				11	11	0.0%	--	--	--
Months Supply of Inventory				3.4	3.2	- 5.9%	--	--	--
Cumulative Days on Market Until Sale				39	16	- 59.0%	31	45	+ 45.2%
Percent of Original List Price Received*				97.4%	103.4%	+ 6.2%	102.5%	99.7%	- 2.7%
New Listings				10	5	- 50.0%	49	37	- 24.5%

* 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		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				0	1	--	6	8	+ 33.3%
Closed Sales				0	0	--	6	7	+ 16.7%
Median Sales Price*				\$0	\$0	--	\$742,750	\$875,000	+ 17.8%
Inventory of Homes for Sale				2	2	0.0%	--	--	--
Months Supply of Inventory				1.0	0.8	- 20.0%	--	--	--
Cumulative Days on Market Until Sale				0	0	--	23	96	+ 317.4%
Percent of Original List Price Received*				0.0%	0.0%	--	98.4%	98.3%	- 0.1%
New Listings				0	3	--	8	7	- 12.5%

* 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

