

# Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Newbury

### Single-Family Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	6	7	+ 16.7%	51	62	+ 21.6%
Closed Sales	7	8	+ 14.3%	50	64	+ 28.0%
Median Sales Price*	\$860,000	\$1,011,500	+ 17.6%	\$840,000	\$996,250	+ 18.6%
Inventory of Homes for Sale	20	14	- 30.0%	--	--	--
Months Supply of Inventory	4.3	2.3	- 46.5%	--	--	--
Cumulative Days on Market Until Sale	32	47	+ 46.9%	27	49	+ 81.5%
Percent of Original List Price Received*	98.8%	95.8%	- 3.0%	102.5%	97.4%	- 5.0%
New Listings	7	8	+ 14.3%	75	87	+ 16.0%

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

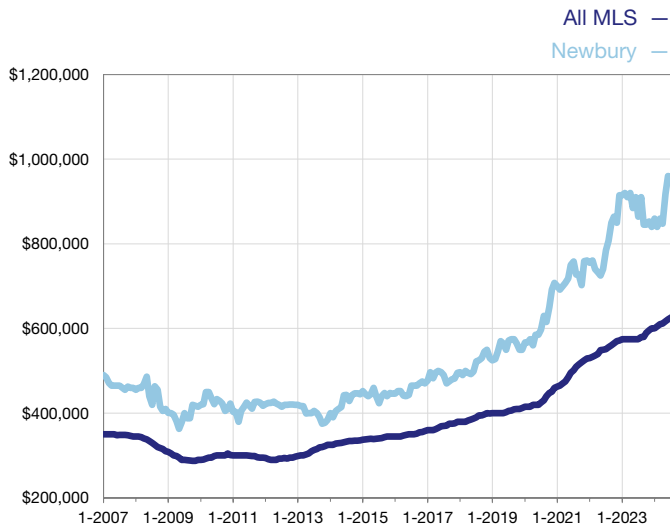
### Condominium Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	1	2	+ 100.0%	5	9	+ 80.0%
Closed Sales	0	2	--	9	8	- 11.1%
Median Sales Price*	\$0	\$1,043,000	--	\$1,000,000	\$997,500	- 0.2%
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--
Months Supply of Inventory	0.7	1.3	+ 85.7%	--	--	--
Cumulative Days on Market Until Sale	0	67	--	18	33	+ 83.3%
Percent of Original List Price Received*	0.0%	98.5%	--	102.3%	97.9%	- 4.3%
New Listings	0	2	--	6	15	+ 150.0%

\* 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

