

# Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## West Newbury

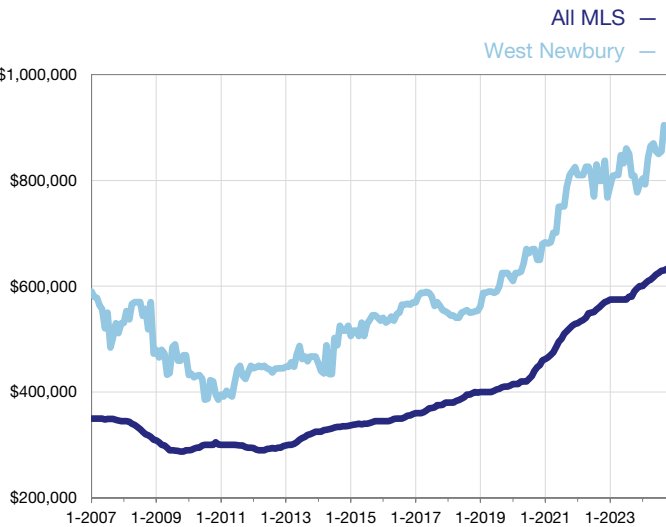
Single-Family Properties				October			Year to Date		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				3	6	+ 100.0%	35	36	+ 2.9%
Closed Sales				4	1	- 75.0%	32	33	+ 3.1%
Median Sales Price*				\$920,000	\$855,000	- 7.1%	\$828,450	\$927,500	+ 12.0%
Inventory of Homes for Sale				11	8	- 27.3%	--	--	--
Months Supply of Inventory				3.4	2.2	- 35.3%	--	--	--
Cumulative Days on Market Until Sale				17	28	+ 64.7%	29	44	+ 51.7%
Percent of Original List Price Received*				103.6%	103.6%	0.0%	102.6%	99.9%	- 2.6%
New Listings				6	5	- 16.7%	55	42	- 23.6%

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

Condominium Properties				October			Year to Date		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				0	1	--	6	9	+ 50.0%
Closed Sales				0	1	--	6	8	+ 33.3%
Median Sales Price*				\$0	\$899,000	--	\$742,750	\$875,000	+ 17.8%
Inventory of Homes for Sale				4	2	- 50.0%	--	--	--
Months Supply of Inventory				2.0	0.9	- 55.0%	--	--	--
Cumulative Days on Market Until Sale				0	85	--	23	95	+ 313.0%
Percent of Original List Price Received*				0.0%	100.0%	--	98.4%	98.5%	+ 0.1%
New Listings				4	1	- 75.0%	12	8	- 33.3%

\* 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

