

# Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Newbury

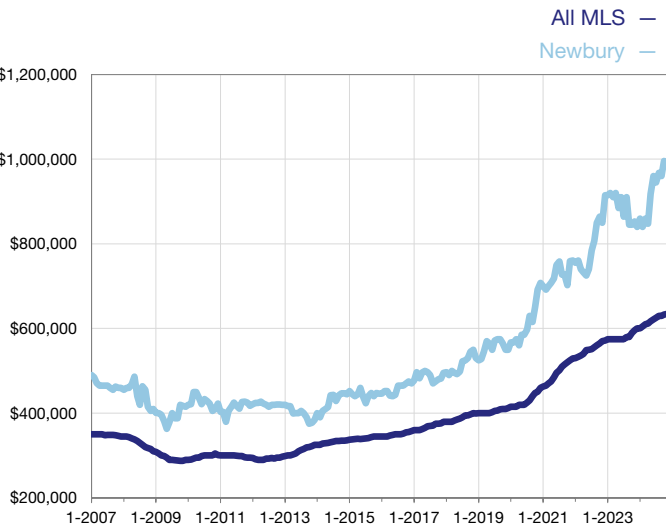
Single-Family Properties				November			Year to Date		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				3	4	+ 33.3%	54	65	+ 20.4%
Closed Sales				3	6	+ 100.0%	53	70	+ 32.1%
Median Sales Price*				\$1,250,000	\$747,500	- 40.2%	\$845,000	\$980,000	+ 16.0%
Inventory of Homes for Sale				16	14	- 12.5%	--	--	--
Months Supply of Inventory				3.5	2.3	- 34.3%	--	--	--
Cumulative Days on Market Until Sale				37	34	- 8.1%	27	48	+ 77.8%
Percent of Original List Price Received*				97.9%	97.8%	- 0.1%	102.2%	97.5%	- 4.6%
New Listings				0	7	--	75	92	+ 22.7%

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

Condominium Properties				November			Year to Date		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				0	1	--	5	10	+ 100.0%
Closed Sales				1	0	- 100.0%	10	8	- 20.0%
Median Sales Price*				\$560,000	\$0	- 100.0%	\$907,500	\$997,500	+ 9.9%
Inventory of Homes for Sale				1	1	0.0%	--	--	--
Months Supply of Inventory				0.8	0.7	- 12.5%	--	--	--
Cumulative Days on Market Until Sale				27	0	- 100.0%	19	33	+ 73.7%
Percent of Original List Price Received*				93.3%	0.0%	- 100.0%	101.4%	97.9%	- 3.5%
New Listings				1	0	- 100.0%	7	15	+ 114.3%

\* 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

