

Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

West Newbury

Single-Family Properties

Key Metrics	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	5	5	0.0%	40	40	0.0%
Closed Sales	3	5	+ 66.7%	35	38	+ 8.6%
Median Sales Price*	\$670,000	\$942,000	+ 40.6%	\$800,000	\$935,325	+ 16.9%
Inventory of Homes for Sale	11	3	- 72.7%	--	--	--
Months Supply of Inventory	3.2	0.8	- 75.0%	--	--	--
Cumulative Days on Market Until Sale	22	50	+ 127.3%	28	45	+ 60.7%
Percent of Original List Price Received*	99.7%	95.4%	- 4.3%	102.4%	99.3%	- 3.0%
New Listings	7	1	- 85.7%	62	42	- 32.3%

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

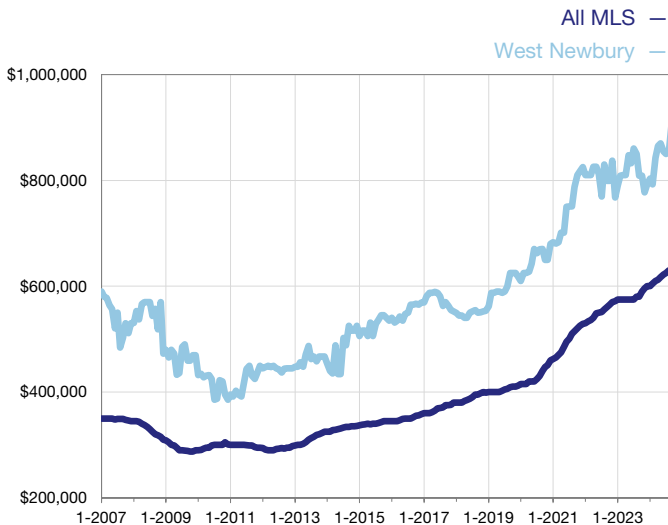
Condominium Properties

Key Metrics	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	0	0	--	6	9	+ 50.0%
Closed Sales	0	0	--	6	8	+ 33.3%
Median Sales Price*	\$0	\$0	--	\$742,750	\$875,000	+ 17.8%
Inventory of Homes for Sale	6	3	- 50.0%	--	--	--
Months Supply of Inventory	3.0	1.4	- 53.3%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	23	95	+ 313.0%
Percent of Original List Price Received*	0.0%	0.0%	--	98.4%	98.5%	+ 0.1%
New Listings	2	1	- 50.0%	14	9	- 35.7%

* 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

