

Local Market Update – December 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Newbury

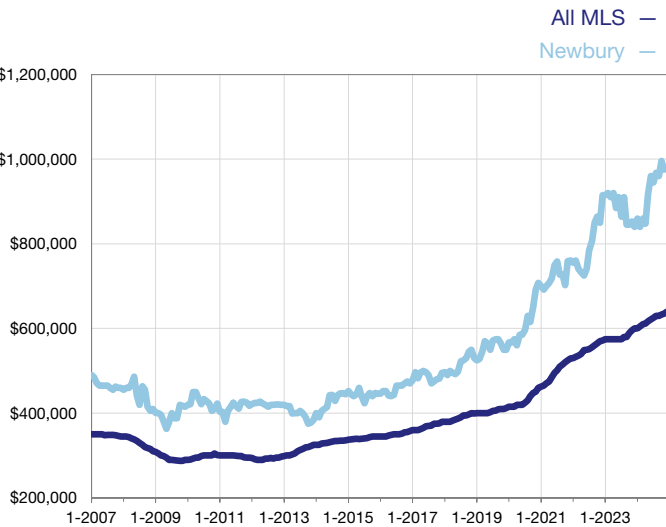
Single-Family Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	7	4	- 42.9%	61	69	+ 13.1%
Closed Sales	3	2	- 33.3%	56	72	+ 28.6%
Median Sales Price*	\$626,000	\$975,000	+ 55.8%	\$840,000	\$980,000	+ 16.7%
Inventory of Homes for Sale	11	6	- 45.5%	--	--	--
Months Supply of Inventory	2.2	1.0	- 54.5%	--	--	--
Cumulative Days on Market Until Sale	62	108	+ 74.2%	29	49	+ 69.0%
Percent of Original List Price Received*	93.9%	77.0%	- 18.0%	101.8%	96.9%	- 4.8%
New Listings	3	0	- 100.0%	78	92	+ 17.9%

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

Condominium Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	0	1	--	5	11	+ 120.0%
Closed Sales	1	2	+ 100.0%	11	10	- 9.1%
Median Sales Price*	\$1,750,000	\$975,000	- 44.3%	\$1,000,000	\$997,500	- 0.2%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.8	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	27	74	+ 174.1%	20	41	+ 105.0%
Percent of Original List Price Received*	100.0%	98.4%	- 1.6%	101.3%	98.0%	- 3.3%
New Listings	0	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

