

Local Market Update – December 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

West Newbury

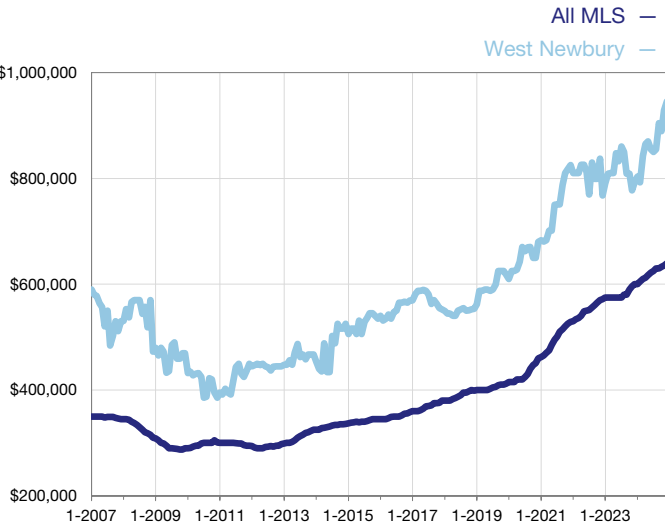
Single-Family Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	3	1	- 66.7%	43	39	- 9.3%
Closed Sales	5	2	- 60.0%	40	40	0.0%
Median Sales Price*	\$750,000	\$1,997,000	+ 166.3%	\$792,500	\$946,000	+ 19.4%
Inventory of Homes for Sale	7	1	- 85.7%	--	--	--
Months Supply of Inventory	2.0	0.3	- 85.0%	--	--	--
Cumulative Days on Market Until Sale	39	108	+ 176.9%	30	48	+ 60.0%
Percent of Original List Price Received*	92.6%	96.1%	+ 3.8%	101.1%	99.1%	- 2.0%
New Listings	0	0	--	62	41	- 33.9%

* 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	2	3	+ 50.0%	8	12	+ 50.0%
Closed Sales	1	0	- 100.0%	7	8	+ 14.3%
Median Sales Price*	\$580,000	\$0	- 100.0%	\$730,000	\$875,000	+ 19.9%
Inventory of Homes for Sale	4	0	- 100.0%	--	--	--
Months Supply of Inventory	2.0	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	62	0	- 100.0%	28	95	+ 239.3%
Percent of Original List Price Received*	84.2%	0.0%	- 100.0%	96.4%	98.5%	+ 2.2%
New Listings	0	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

