

Local Market Update – January 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

West Newbury

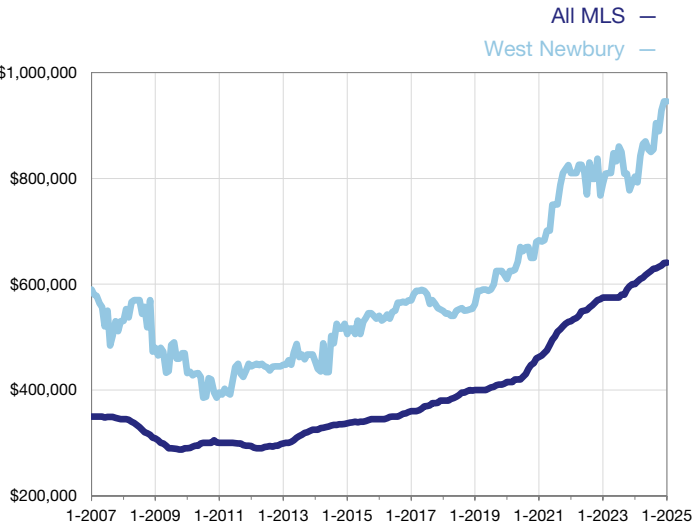
Single-Family Properties				January			Year to Date		
Key Metrics				2024	2025	+ / -	2024	2025	+ / -
Pending Sales				3	2	- 33.3%	3	2	- 33.3%
Closed Sales				4	2	- 50.0%	4	2	- 50.0%
Median Sales Price*				\$1,010,000	\$1,102,000	+ 9.1%	\$1,010,000	\$1,102,000	+ 9.1%
Inventory of Homes for Sale				6	3	- 50.0%	--	--	--
Months Supply of Inventory				1.6	0.9	- 43.8%	--	--	--
Cumulative Days on Market Until Sale				78	32	- 59.0%	78	32	- 59.0%
Percent of Original List Price Received*				102.3%	96.4%	- 5.8%	102.3%	96.4%	- 5.8%
New Listings				2	3	+ 50.0%	2	3	+ 50.0%

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

Condominium Properties				January			Year to Date		
Key Metrics				2024	2025	+ / -	2024	2025	+ / -
Pending Sales				0	0	--	0	0	--
Closed Sales				0	3	--	0	3	--
Median Sales Price*				\$0	\$925,000	--	\$0	\$925,000	--
Inventory of Homes for Sale				7	0	- 100.0%	--	--	--
Months Supply of Inventory				3.0	1.0	- 66.7%	--	--	--
Cumulative Days on Market Until Sale				0	55	--	0	55	--
Percent of Original List Price Received*				0.0%	102.1%	--	0.0%	102.1%	--
New Listings				3	0	- 100.0%	3	0	- 100.0%

* 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

