

Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Newbury

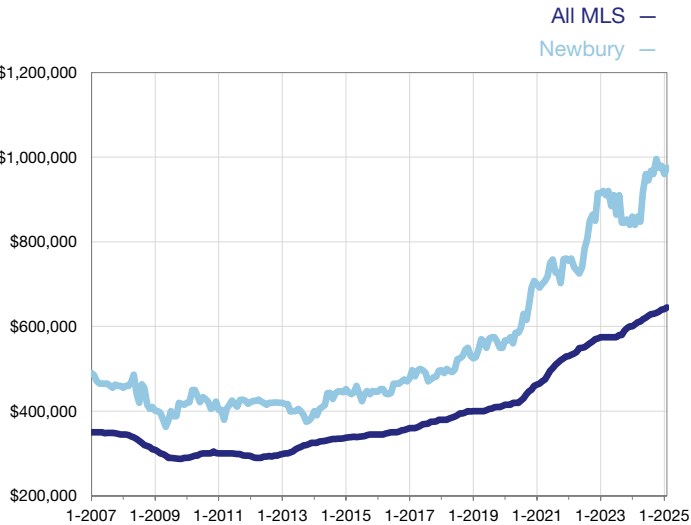
Single-Family Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	2	6	+ 200.0%	8	6	- 25.0%
Closed Sales	5	1	- 80.0%	13	4	- 69.2%
Median Sales Price*	\$830,000	\$1,900,000	+ 128.9%	\$992,500	\$1,236,000	+ 24.5%
Inventory of Homes for Sale	11	8	- 27.3%	--	--	--
Months Supply of Inventory	2.1	1.3	- 38.1%	--	--	--
Cumulative Days on Market Until Sale	127	80	- 37.0%	96	63	- 34.4%
Percent of Original List Price Received*	91.4%	100.0%	+ 9.4%	94.3%	98.5%	+ 4.5%
New Listings	3	4	+ 33.3%	10	8	- 20.0%

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

Condominium Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	0	0	--	0	1	--
Closed Sales	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	1.3	0.8	- 38.5%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	0	0	--
Percent of Original List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
New Listings	1	1	0.0%	2	2	0.0%

* 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

