

Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

West Newbury

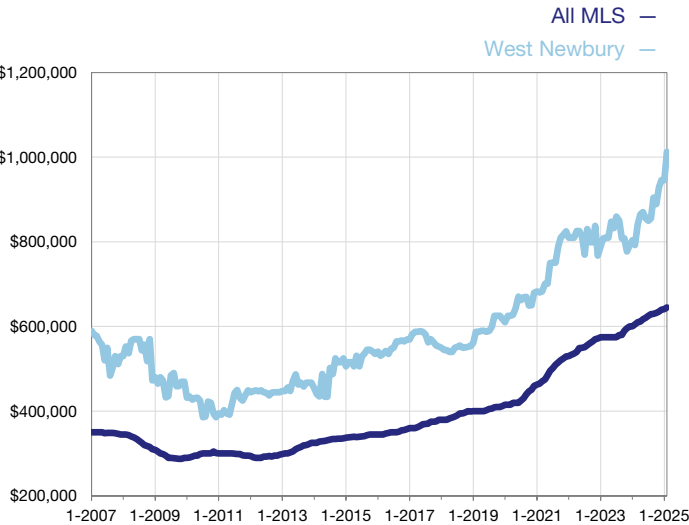
Single-Family Properties				February			Year to Date		
Key Metrics				2024	2025	+ / -	2024	2025	+ / -
Pending Sales				3	1	- 66.7%	6	3	- 50.0%
Closed Sales				1	1	0.0%	5	3	- 40.0%
Median Sales Price*				\$708,000	\$1,075,000	+ 51.8%	\$835,000	\$1,075,000	+ 28.7%
Inventory of Homes for Sale				4	6	+ 50.0%	--	--	--
Months Supply of Inventory				1.1	2.0	+ 81.8%	--	--	--
Cumulative Days on Market Until Sale				12	72	+ 500.0%	65	45	- 30.8%
Percent of Original List Price Received*				101.2%	98.2%	- 3.0%	102.1%	97.0%	- 5.0%
New Listings				1	4	+ 300.0%	3	7	+ 133.3%

* 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		
Key Metrics				2024	2025	+ / -	2024	2025	+ / -
Pending Sales				6	0	- 100.0%	6	0	- 100.0%
Closed Sales				1	0	- 100.0%	1	3	+ 200.0%
Median Sales Price*				\$585,000	\$0	- 100.0%	\$585,000	\$925,000	+ 58.1%
Inventory of Homes for Sale				0	0	--	--	--	--
Months Supply of Inventory				0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale				79	0	- 100.0%	79	55	- 30.4%
Percent of Original List Price Received*				84.9%	0.0%	- 100.0%	84.9%	102.1%	+ 20.3%
New Listings				0	0	--	3	0	- 100.0%

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Median Sales Price – Single-Family Properties
Rolling 12-Month Calculation



Median Sales Price – Condominium Properties
Rolling 12-Month Calculation

