

Local Market Update – April 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Newbury

Single-Family Properties

Key Metrics	April			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	1	8	+ 700.0%	16	15	- 6.3%
Closed Sales	3	1	- 66.7%	20	9	- 55.0%
Median Sales Price*	\$800,000	\$1,080,000	+ 35.0%	\$895,000	\$1,050,000	+ 17.3%
Inventory of Homes for Sale	10	18	+ 80.0%	--	--	--
Months Supply of Inventory	1.9	3.0	+ 57.9%	--	--	--
Cumulative Days on Market Until Sale	42	22	- 47.6%	78	48	- 38.5%
Percent of Original List Price Received*	98.9%	93.9%	- 5.1%	96.1%	99.6%	+ 3.6%
New Listings	7	16	+ 128.6%	19	27	+ 42.1%

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

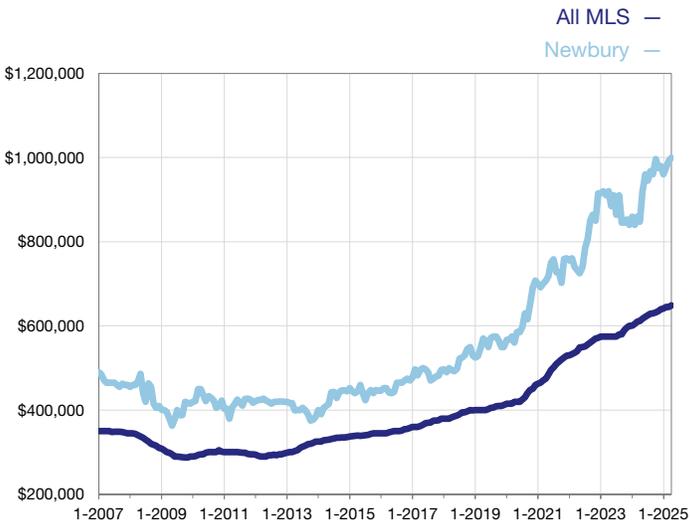
Condominium Properties

Key Metrics	April			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	1	0	- 100.0%	1	3	+ 200.0%
Closed Sales	1	2	+ 100.0%	1	3	+ 200.0%
Median Sales Price*	\$850,000	\$381,000	- 55.2%	\$850,000	\$392,000	- 53.9%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.8	0.7	- 12.5%	--	--	--
Cumulative Days on Market Until Sale	27	24	- 11.1%	27	25	- 7.4%
Percent of Original List Price Received*	94.5%	102.3%	+ 8.3%	94.5%	101.5%	+ 7.4%
New Listings	0	1	--	3	4	+ 33.3%

* 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

