

Local Market Update – April 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

West Newbury

Single-Family Properties

Key Metrics	April			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	4	4	0.0%	11	13	+ 18.2%
Closed Sales	3	7	+ 133.3%	11	12	+ 9.1%
Median Sales Price*	\$1,500,000	\$1,000,000	- 33.3%	\$1,200,000	\$1,037,500	- 13.5%
Inventory of Homes for Sale	6	6	0.0%	--	--	--
Months Supply of Inventory	1.5	1.8	+ 20.0%	--	--	--
Cumulative Days on Market Until Sale	49	19	- 61.2%	60	29	- 51.7%
Percent of Original List Price Received*	98.5%	100.4%	+ 1.9%	99.2%	99.0%	- 0.2%
New Listings	6	7	+ 16.7%	11	18	+ 63.6%

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

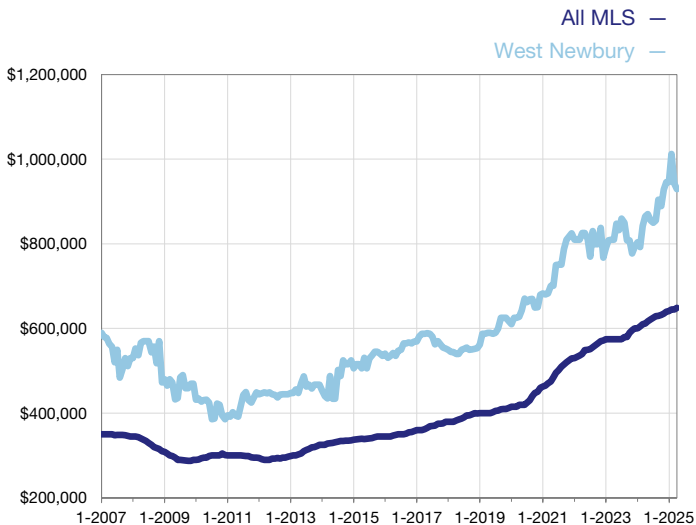
Condominium Properties

Key Metrics	April			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	1	1	0.0%	7	2	- 71.4%
Closed Sales	0	1	--	4	6	+ 50.0%
Median Sales Price*	\$0	\$705,000	--	\$875,000	\$937,000	+ 7.1%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	9	--	145	35	- 75.9%
Percent of Original List Price Received*	0.0%	104.4%	--	97.0%	101.1%	+ 4.2%
New Listings	1	0	- 100.0%	4	2	- 50.0%

* 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

