

Local Market Update – May 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Newbury

Single-Family Properties

Key Metrics	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	11	10	- 9.1%	27	25	- 7.4%
Closed Sales	7	5	- 28.6%	27	14	- 48.1%
Median Sales Price*	\$1,299,000	\$731,600	- 43.7%	\$992,500	\$1,025,000	+ 3.3%
Inventory of Homes for Sale	16	19	+ 18.8%	--	--	--
Months Supply of Inventory	2.9	3.2	+ 10.3%	--	--	--
Cumulative Days on Market Until Sale	32	22	- 31.3%	66	38	- 42.4%
Percent of Original List Price Received*	100.8%	101.1%	+ 0.3%	97.4%	100.1%	+ 2.8%
New Listings	19	11	- 42.1%	38	38	0.0%

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

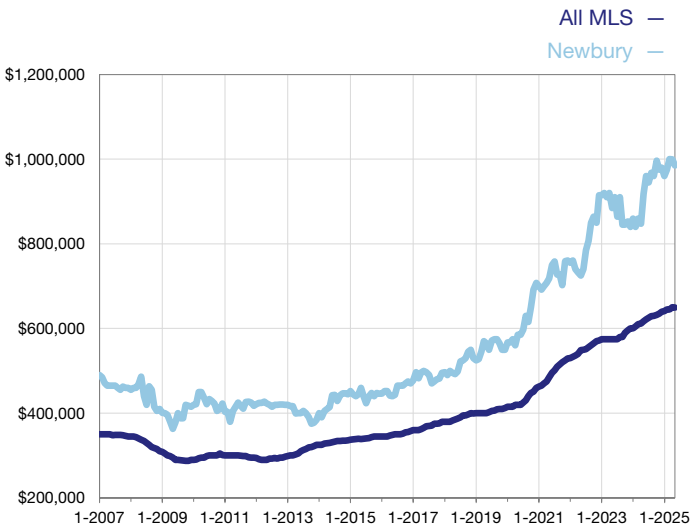
Condominium Properties

Key Metrics	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	0	0	--	1	3	+ 200.0%
Closed Sales	0	0	--	1	3	+ 200.0%
Median Sales Price*	\$0	\$0	--	\$850,000	\$392,000	- 53.9%
Inventory of Homes for Sale	3	2	- 33.3%	--	--	--
Months Supply of Inventory	2.3	1.4	- 39.1%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	27	25	- 7.4%
Percent of Original List Price Received*	0.0%	0.0%	--	94.5%	101.5%	+ 7.4%
New Listings	2	1	- 50.0%	5	5	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

