

Local Market Update – November 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

West Newbury

Single-Family Properties

Key Metrics	November			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	3	4	+ 33.3%	38	31	- 18.4%
Closed Sales	5	3	- 40.0%	38	30	- 21.1%
Median Sales Price*	\$942,000	\$925,000	- 1.8%	\$935,325	\$1,007,500	+ 7.7%
Inventory of Homes for Sale	5	5	0.0%	--	--	--
Months Supply of Inventory	1.5	1.9	+ 26.7%	--	--	--
Cumulative Days on Market Until Sale	50	20	- 60.0%	45	37	- 17.8%
Percent of Original List Price Received*	95.4%	99.6%	+ 4.4%	99.3%	98.1%	- 1.2%
New Listings	1	4	+ 300.0%	41	46	+ 12.2%

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

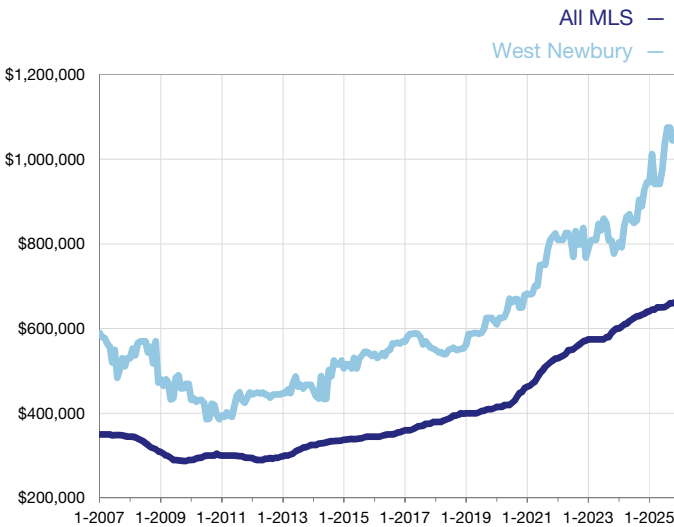
Condominium Properties

Key Metrics	November			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	1	0	- 100.0%	10	4	- 60.0%
Closed Sales	0	1	--	8	8	0.0%
Median Sales Price*	\$0	\$735,000	--	\$875,000	\$830,000	- 5.1%
Inventory of Homes for Sale	2	0	- 100.0%	--	--	--
Months Supply of Inventory	1.0	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	79	--	95	39	- 58.9%
Percent of Original List Price Received*	0.0%	91.9%	--	98.5%	99.8%	+ 1.3%
New Listings	1	0	- 100.0%	9	4	- 55.6%

* 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

