

Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Newbury

Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	3	4	+ 33.3%	68	75	+ 10.3%
Closed Sales	2	10	+ 400.0%	72	70	- 2.8%
Median Sales Price*	\$975,000	\$891,250	- 8.6%	\$980,000	\$950,000	- 3.1%
Inventory of Homes for Sale	11	6	- 45.5%	--	--	--
Months Supply of Inventory	1.9	0.9	- 52.6%	--	--	--
Cumulative Days on Market Until Sale	108	59	- 45.4%	49	49	0.0%
Percent of Original List Price Received*	77.0%	96.4%	+ 25.2%	96.9%	96.4%	- 0.5%
New Listings	1	4	+ 300.0%	91	96	+ 5.5%

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

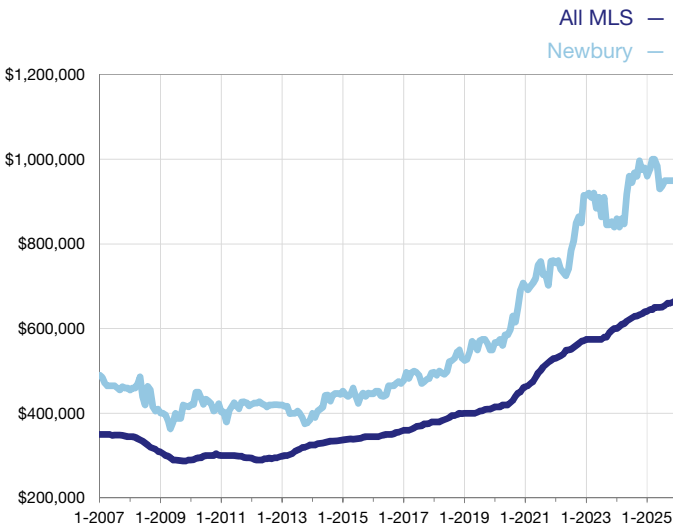
Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	1	1	0.0%	11	6	- 45.5%
Closed Sales	3	0	- 100.0%	11	5	- 54.5%
Median Sales Price*	\$850,000	\$0	- 100.0%	\$975,000	\$850,000	- 12.8%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	0.8	--	--	--	--
Cumulative Days on Market Until Sale	64	0	- 100.0%	41	49	+ 19.5%
Percent of Original List Price Received*	97.4%	0.0%	- 100.0%	97.7%	97.6%	- 0.1%
New Listings	0	0	--	15	7	- 53.3%

* 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

