

Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

West Newbury

Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	1	2	+ 100.0%	39	33	- 15.4%
Closed Sales	2	4	+ 100.0%	40	34	- 15.0%
Median Sales Price*	\$1,997,000	\$1,058,750	- 47.0%	\$946,000	\$1,007,500	+ 6.5%
Inventory of Homes for Sale	3	4	+ 33.3%	--	--	--
Months Supply of Inventory	0.9	1.5	+ 66.7%	--	--	--
Cumulative Days on Market Until Sale	108	75	- 30.6%	48	41	- 14.6%
Percent of Original List Price Received*	96.1%	96.0%	- 0.1%	99.1%	97.9%	- 1.2%
New Listings	0	2	--	41	48	+ 17.1%

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

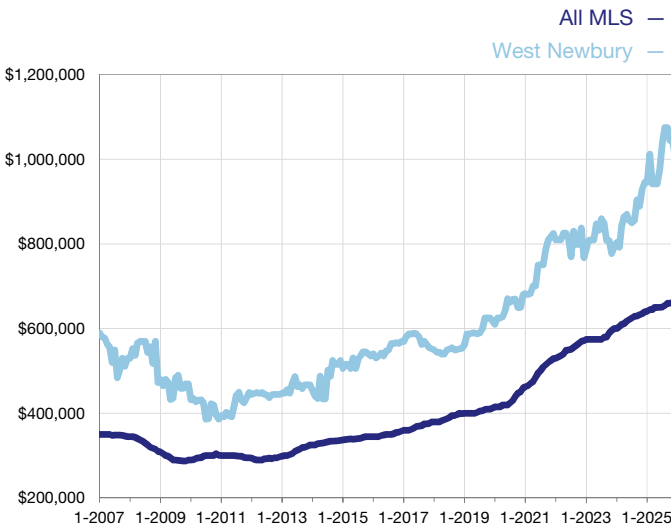
Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	2	0	- 100.0%	12	4	- 66.7%
Closed Sales	0	1	--	8	9	+ 12.5%
Median Sales Price*	\$0	\$615,000	--	\$875,000	\$735,000	- 16.0%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	24	--	95	37	- 61.1%
Percent of Original List Price Received*	0.0%	102.7%	--	98.5%	100.1%	+ 1.6%
New Listings	0	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

