

Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Newbury

Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	5	4	- 20.0%	5	8	+ 60.0%
Closed Sales	1	3	+ 200.0%	4	6	+ 50.0%
Median Sales Price*	\$1,900,000	\$940,000	- 50.5%	\$1,236,000	\$890,000	- 28.0%
Inventory of Homes for Sale	13	10	- 23.1%	--	--	--
Months Supply of Inventory	2.2	1.5	- 31.8%	--	--	--
Cumulative Days on Market Until Sale	80	40	- 50.0%	63	55	- 12.7%
Percent of Original List Price Received*	100.0%	98.2%	- 1.8%	98.5%	98.7%	+ 0.2%
New Listings	4	3	- 25.0%	8	15	+ 87.5%

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

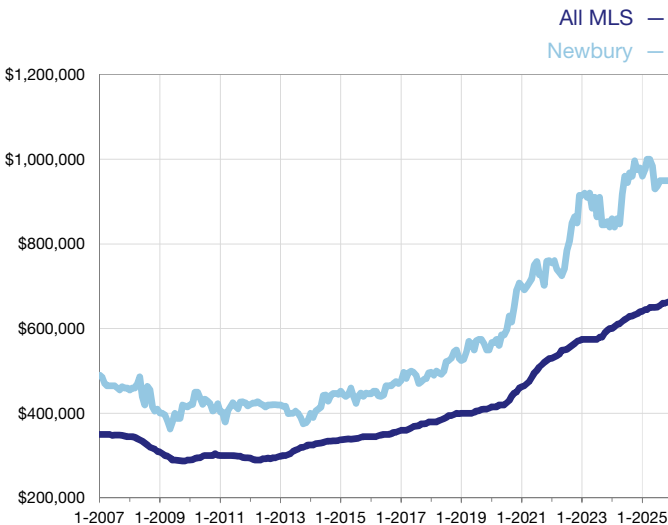
Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	0	1	--	1	1	0.0%
Closed Sales	0	1	--	0	1	--
Median Sales Price*	\$0	\$875,000	--	\$0	\$875,000	--
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.8	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	49	--	0	49	--
Percent of Original List Price Received*	0.0%	94.6%	--	0.0%	94.6%	--
New Listings	1	0	- 100.0%	2	0	- 100.0%

* 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

