

Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

West Newbury

Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	1	6	+ 500.0%	3	8	+ 166.7%
Closed Sales	1	4	+ 300.0%	3	4	+ 33.3%
Median Sales Price*	\$1,075,000	\$870,000	- 19.1%	\$1,075,000	\$870,000	- 19.1%
Inventory of Homes for Sale	6	2	- 66.7%	--	--	--
Months Supply of Inventory	2.0	0.6	- 70.0%	--	--	--
Cumulative Days on Market Until Sale	72	78	+ 8.3%	45	78	+ 73.3%
Percent of Original List Price Received*	98.2%	93.8%	- 4.5%	97.0%	93.8%	- 3.3%
New Listings	4	2	- 50.0%	7	7	0.0%

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

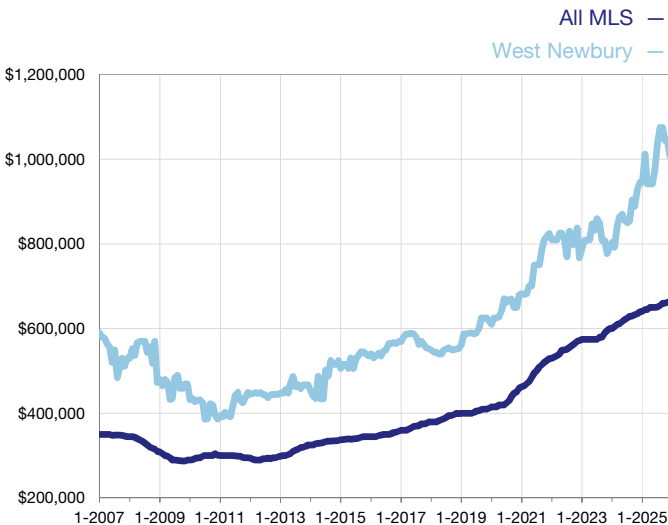
Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	0	0	--	0	1	--
Closed Sales	0	1	--	3	1	- 66.7%
Median Sales Price*	\$0	\$952,000	--	\$925,000	\$952,000	+ 2.9%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	0.8	--	--	--	--
Cumulative Days on Market Until Sale	0	25	--	55	25	- 54.5%
Percent of Original List Price Received*	0.0%	99.2%	--	102.1%	99.2%	- 2.8%
New Listings	0	1	--	0	2	--

* 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

