

# Local Market Update – March 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Newbury

### Single-Family Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	2	9	+ 350.0%	7	17	+ 142.9%
Closed Sales	4	4	0.0%	8	10	+ 25.0%
Median Sales Price*	\$1,025,000	\$1,232,500	+ 20.2%	\$1,025,000	\$925,000	- 9.8%
Inventory of Homes for Sale	12	11	- 8.3%	--	--	--
Months Supply of Inventory	2.2	1.6	- 27.3%	--	--	--
Cumulative Days on Market Until Sale	39	22	- 43.6%	51	42	- 17.6%
Percent of Original List Price Received*	102.0%	102.7%	+ 0.7%	100.3%	100.3%	0.0%
New Listings	3	11	+ 266.7%	11	26	+ 136.4%

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

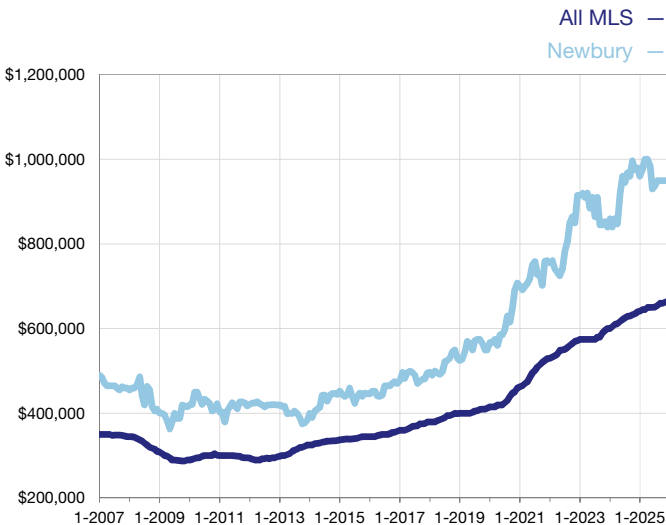
### Condominium Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	2	1	- 50.0%	3	1	- 66.7%
Closed Sales	1	0	- 100.0%	1	1	0.0%
Median Sales Price*	\$850,000	\$0	- 100.0%	\$850,000	\$875,000	+ 2.9%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	27	0	- 100.0%	27	49	+ 81.5%
Percent of Original List Price Received*	100.0%	0.0%	- 100.0%	100.0%	94.6%	- 5.4%
New Listings	1	0	- 100.0%	3	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

