

Local Market Update – March 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

West Newbury

Single-Family Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	6	2	- 66.7%	9	9	0.0%
Closed Sales	2	3	+ 50.0%	5	7	+ 40.0%
Median Sales Price*	\$1,087,500	\$900,000	- 17.2%	\$1,075,000	\$900,000	- 16.3%
Inventory of Homes for Sale	4	3	- 25.0%	--	--	--
Months Supply of Inventory	1.2	1.1	- 8.3%	--	--	--
Cumulative Days on Market Until Sale	39	34	- 12.8%	43	59	+ 37.2%
Percent of Original List Price Received*	97.3%	94.0%	- 3.4%	97.1%	93.9%	- 3.3%
New Listings	4	3	- 25.0%	11	10	- 9.1%

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

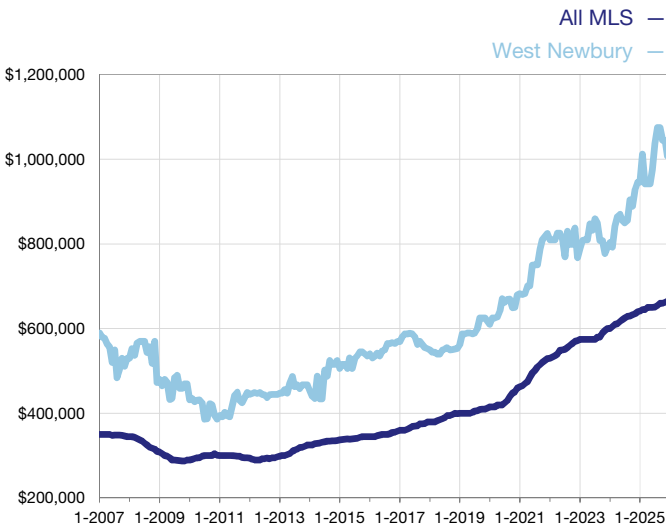
Condominium Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	1	1	0.0%	1	2	+ 100.0%
Closed Sales	2	0	- 100.0%	5	1	- 80.0%
Median Sales Price*	\$949,500	\$0	- 100.0%	\$949,000	\$952,000	+ 0.3%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.9	0.8	- 11.1%	--	--	--
Cumulative Days on Market Until Sale	17	0	- 100.0%	40	25	- 37.5%
Percent of Original List Price Received*	98.0%	0.0%	- 100.0%	100.4%	99.2%	- 1.2%
New Listings	2	1	- 50.0%	2	3	+ 50.0%

* 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

