

# Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Newbury

### Single-Family Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	8	11	+ 37.5%	15	24	+ 60.0%
Closed Sales	1	5	+ 400.0%	9	15	+ 66.7%
Median Sales Price*	\$1,080,000	<b>\$855,000</b>	- 20.8%	\$1,050,000	<b>\$910,000</b>	- 13.3%
Inventory of Homes for Sale	19	17	- 10.5%	--	--	--
Months Supply of Inventory	3.2	2.4	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	22	62	+ 181.8%	48	48	0.0%
Percent of Original List Price Received*	93.9%	98.9%	+ 5.3%	99.6%	99.8%	+ 0.2%
New Listings	16	17	+ 6.3%	27	41	+ 51.9%

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

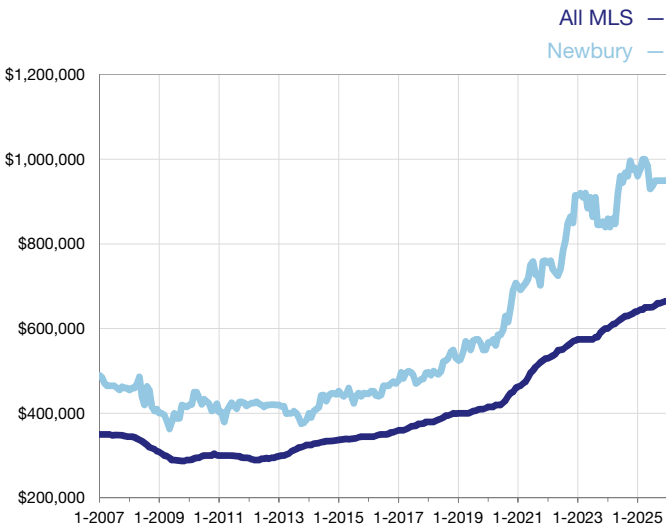
### Condominium Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	0	0	--	3	2	- 33.3%
Closed Sales	2	1	- 50.0%	3	3	0.0%
Median Sales Price*	\$381,000	<b>\$1,025,000</b>	+ 169.0%	\$392,000	<b>\$875,000</b>	+ 123.2%
Inventory of Homes for Sale	1	6	+ 500.0%	--	--	--
Months Supply of Inventory	0.7	6.0	+ 757.1%	--	--	--
Cumulative Days on Market Until Sale	24	117	+ 387.5%	25	69	+ 176.0%
Percent of Original List Price Received*	102.3%	89.1%	- 12.9%	101.5%	94.8%	- 6.6%
New Listings	1	6	+ 500.0%	4	7	+ 75.0%

\* 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

