

Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

West Newbury

Single-Family Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	3	3	0.0%	12	12	0.0%
Closed Sales	7	3	- 57.1%	12	10	- 16.7%
Median Sales Price*	\$1,000,000	\$1,299,000	+ 29.9%	\$1,037,500	\$907,500	- 12.5%
Inventory of Homes for Sale	7	6	- 14.3%	--	--	--
Months Supply of Inventory	2.1	2.2	+ 4.8%	--	--	--
Cumulative Days on Market Until Sale	19	132	+ 594.7%	29	81	+ 179.3%
Percent of Original List Price Received*	100.4%	96.3%	- 4.1%	99.0%	94.6%	- 4.4%
New Listings	7	7	0.0%	18	17	- 5.6%

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

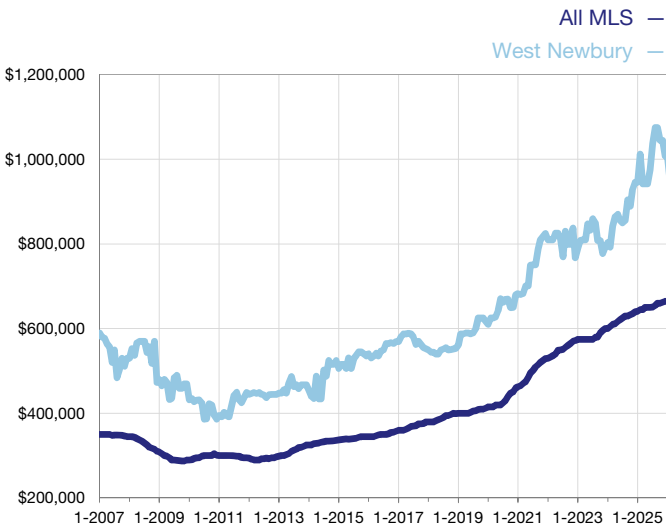
Condominium Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	1	0	- 100.0%	2	2	0.0%
Closed Sales	1	1	0.0%	6	2	- 66.7%
Median Sales Price*	\$705,000	\$629,000	- 10.8%	\$937,000	\$790,500	- 15.6%
Inventory of Homes for Sale	0	2	--	--	--	--
Months Supply of Inventory	0.0	1.5	--	--	--	--
Cumulative Days on Market Until Sale	9	25	+ 177.8%	35	25	- 28.6%
Percent of Original List Price Received*	104.4%	100.0%	- 4.2%	101.1%	99.6%	- 1.5%
New Listings	0	1	--	2	4	+ 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

