

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Newbury

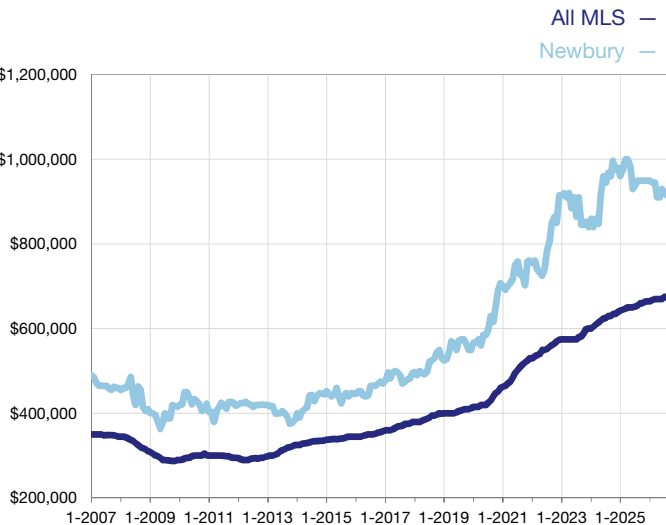
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	9	5	- 44.4%	45	52	+ 15.6%
Closed Sales	7	2	- 71.4%	37	53	+ 43.2%
Median Sales Price*	\$950,000	\$1,485,000	+ 56.3%	\$975,000	\$920,000	- 5.6%
Inventory of Homes for Sale	25	18	- 28.0%	--	--	--
Months Supply of Inventory	4.3	2.6	- 39.5%	--	--	--
Cumulative Days on Market Until Sale	55	39	- 29.1%	37	34	- 8.1%
Percent of Original List Price Received*	95.4%	103.3%	+ 8.3%	98.5%	101.9%	+ 3.5%
New Listings	8	4	- 50.0%	70	76	+ 8.6%

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

Condominium Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	0	0	--	5	4	- 20.0%
Closed Sales	2	1	- 50.0%	5	5	0.0%
Median Sales Price*	\$1,042,500	\$985,000	- 5.5%	\$850,000	\$985,000	+ 15.9%
Inventory of Homes for Sale	0	7	--	--	--	--
Months Supply of Inventory	0.0	7.0	--	--	--	--
Cumulative Days on Market Until Sale	85	84	- 1.2%	49	60	+ 22.4%
Percent of Original List Price Received*	91.9%	96.7%	+ 5.2%	97.6%	97.9%	+ 0.3%
New Listings	0	3	--	5	11	+ 120.0%

* 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

