

# Local Market Update – August 2026

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## West Newbury

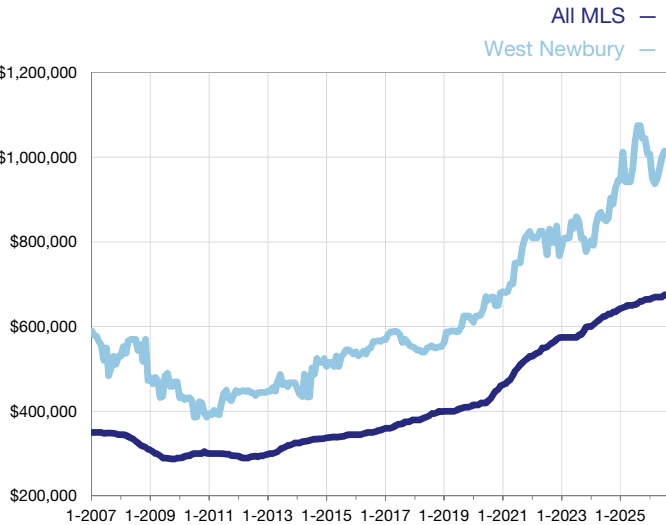
| Single-Family Properties                 |  |  |  | August |             |          | Year to Date |             |         |
|------------------------------------------|--|--|--|--------|-------------|----------|--------------|-------------|---------|
| Key Metrics                              |  |  |  | 2025   | 2026        | + / -    | 2025         | 2026        | + / -   |
| Pending Sales                            |  |  |  | 1      | 4           | + 300.0% | 21           | 31          | + 47.6% |
| Closed Sales                             |  |  |  | 0      | 4           | --       | 21           | 28          | + 33.3% |
| Median Sales Price*                      |  |  |  | \$0    | \$1,000,000 | --       | \$1,075,000  | \$1,075,000 | 0.0%    |
| Inventory of Homes for Sale              |  |  |  | 7      | 6           | - 14.3%  | --           | --          | --      |
| Months Supply of Inventory               |  |  |  | 2.6    | 1.7         | - 34.6%  | --           | --          | --      |
| Cumulative Days on Market Until Sale     |  |  |  | 0      | 32          | --       | 27           | 47          | + 74.1% |
| Percent of Original List Price Received* |  |  |  | 0.0%   | 100.7%      | --       | 99.8%        | 97.9%       | - 1.9%  |
| New Listings                             |  |  |  | 0      | 3           | --       | 33           | 37          | + 12.1% |

\* 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 |           |          |
|------------------------------------------|--|--|--|--------|------|----------|--------------|-----------|----------|
| Key Metrics                              |  |  |  | 2025   | 2026 | + / -    | 2025         | 2026      | + / -    |
| Pending Sales                            |  |  |  | 0      | 1    | --       | 2            | 4         | + 100.0% |
| Closed Sales                             |  |  |  | 0      | 0    | --       | 7            | 3         | - 57.1%  |
| Median Sales Price*                      |  |  |  | \$0    | \$0  | --       | \$925,000    | \$682,000 | - 26.3%  |
| Inventory of Homes for Sale              |  |  |  | 1      | 2    | + 100.0% | --           | --        | --       |
| Months Supply of Inventory               |  |  |  | 0.9    | 1.7  | + 88.9%  | --           | --        | --       |
| Cumulative Days on Market Until Sale     |  |  |  | 0      | 0    | --       | 33           | 33        | 0.0%     |
| Percent of Original List Price Received* |  |  |  | 0.0%   | 0.0% | --       | 100.9%       | 98.9%     | - 2.0%   |
| New Listings                             |  |  |  | 1      | 2    | + 100.0% | 3            | 6         | + 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

