

Local Market Update – September 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Newbury

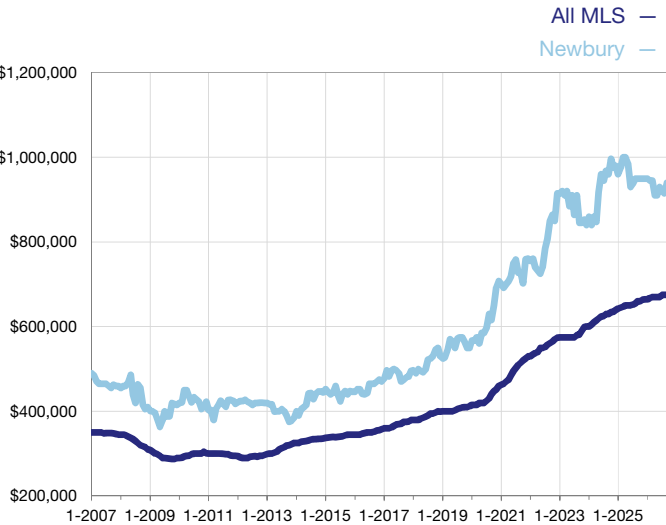
Single-Family Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	10	7	- 30.0%	55	58	+ 5.5%
Closed Sales	10	5	- 50.0%	47	58	+ 23.4%
Median Sales Price*	\$853,500	\$990,000	+ 16.0%	\$950,000	\$930,000	- 2.1%
Inventory of Homes for Sale	23	24	+ 4.3%	--	--	--
Months Supply of Inventory	3.7	3.7	0.0%	--	--	--
Cumulative Days on Market Until Sale	53	40	- 24.5%	41	34	- 17.1%
Percent of Original List Price Received*	91.4%	93.4%	+ 2.2%	97.0%	101.2%	+ 4.3%
New Listings	10	17	+ 70.0%	80	93	+ 16.3%

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

Condominium Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	0	1	--	5	5	0.0%
Closed Sales	0	0	--	5	5	0.0%
Median Sales Price*	\$0	\$0	--	\$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	0	0	--	49	60	+ 22.4%
Percent of Original List Price Received*	0.0%	0.0%	--	97.6%	97.9%	+ 0.3%
New Listings	0	2	--	5	12	+ 140.0%

* 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

