

Local Market Update – September 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

West Newbury

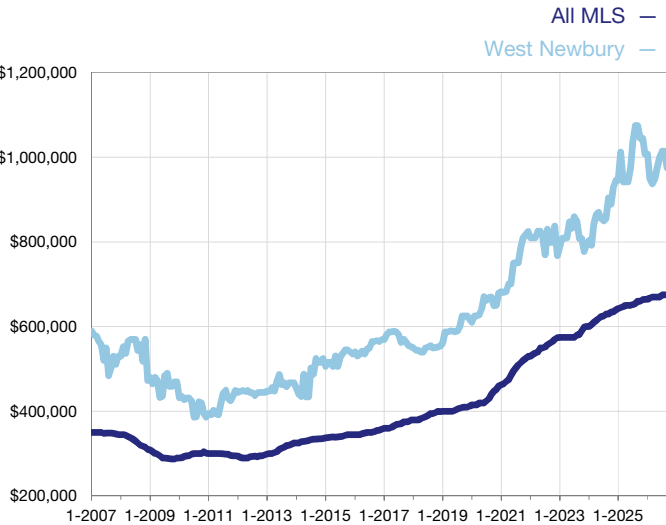
Single-Family Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	3	2	- 33.3%	24	32	+ 33.3%
Closed Sales	4	3	- 25.0%	25	31	+ 24.0%
Median Sales Price*	\$1,107,500	\$830,000	- 25.1%	\$1,075,000	\$1,025,000	- 4.7%
Inventory of Homes for Sale	9	6	- 33.3%	--	--	--
Months Supply of Inventory	3.3	1.8	- 45.5%	--	--	--
Cumulative Days on Market Until Sale	107	60	- 43.9%	40	49	+ 22.5%
Percent of Original List Price Received*	87.1%	92.9%	+ 6.7%	97.7%	97.4%	- 0.3%
New Listings	6	3	- 50.0%	39	40	+ 2.6%

* 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	0	--	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	2	1	- 50.0%	--	--	--
Months Supply of Inventory	1.7	0.8	- 52.9%	--	--	--
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	1	0.0%	4	5	+ 25.0%

* 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

