Local Market Update – October 2026

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Newbury

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	4	**7**	+ 75.0%	59	**63**	+ 6.8%
Closed Sales	7	**4**	- 42.9%	54	**62**	+ 14.8%
Median Sales Price*	$1,275,000	**$937,500**	- 26.5%	$972,500	**$930,000**	- 4.4%
Inventory of Homes for Sale	22	**20**	- 9.1%	--	--	--
Months Supply of Inventory	3.7	**3.0**	- 18.9%	--	--	--
Cumulative Days on Market Until Sale	63	**46**	- 27.0%	44	**35**	- 20.5%
Percent of Original List Price Received*	95.0%	**97.4%**	+ 2.5%	96.7%	**100.9%**	+ 4.3%
New Listings	5	**6**	+ 20.0%	85	**98**	+ 15.3%

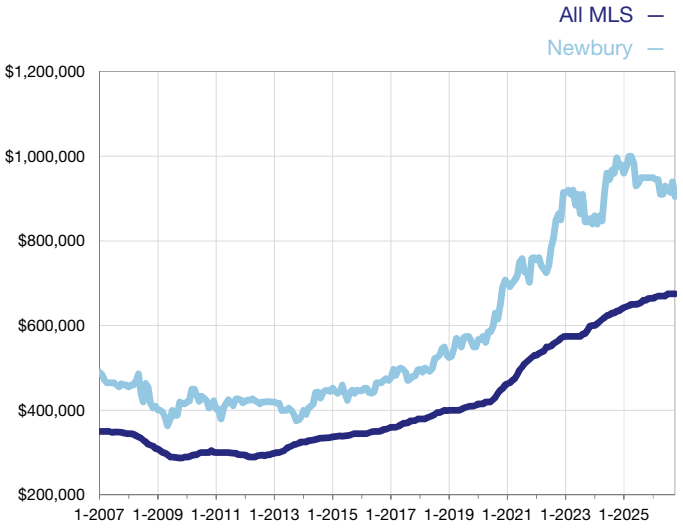
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

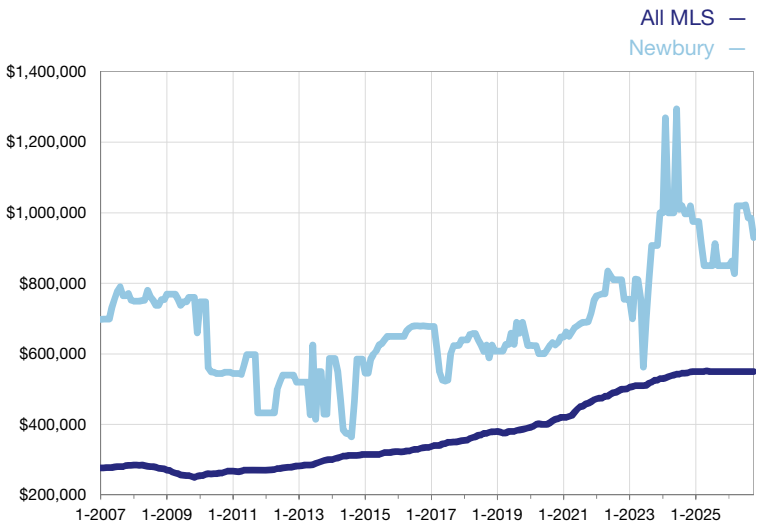
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	0	**0**	--	5	**5**	0.0%
Closed Sales	0	**1**	--	5	**6**	+ 20.0%
Median Sales Price*	$0	**$824,900**	--	$850,000	**$930,000**	+ 9.4%
Inventory of Homes for Sale	1	**8**	+ 700.0%	--	--	--
Months Supply of Inventory	0.9	**8.0**	+ 788.9%	--	--	--
Cumulative Days on Market Until Sale	0	**20**	--	49	**54**	+ 10.2%
Percent of Original List Price Received*	0.0%	**99.4%**	--	97.6%	**98.1%**	+ 0.5%
New Listings	1	**1**	0.0%	6	**13**	+ 116.7%

* 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



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