Local Market Update – October 2026

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

West Newbury

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	3	**3**	0.0%	27	**35**	+ 29.6%
Closed Sales	2	**3**	+ 50.0%	27	**34**	+ 25.9%
Median Sales Price*	$755,000	**$850,000**	+ 12.6%	$1,015,000	**$1,000,000**	- 1.5%
Inventory of Homes for Sale	7	**10**	+ 42.9%	--	--	--
Months Supply of Inventory	2.7	**2.9**	+ 7.4%	--	--	--
Cumulative Days on Market Until Sale	22	**58**	+ 163.6%	39	**49**	+ 25.6%
Percent of Original List Price Received*	100.8%	**95.1%**	- 5.7%	98.0%	**97.2%**	- 0.8%
New Listings	3	**7**	+ 133.3%	42	**47**	+ 11.9%

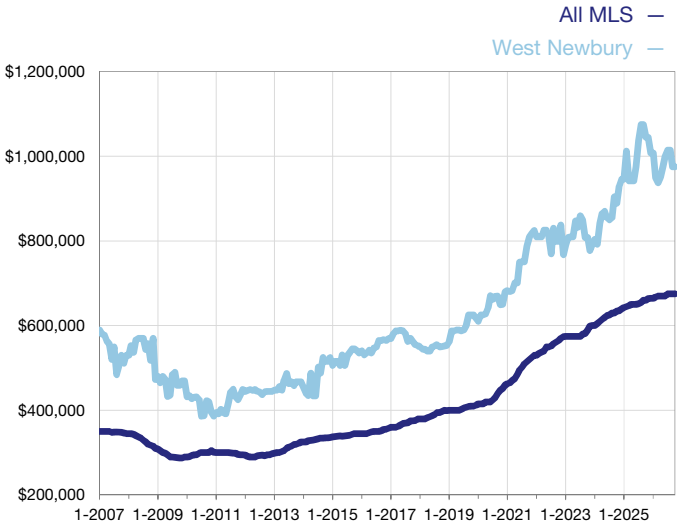
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

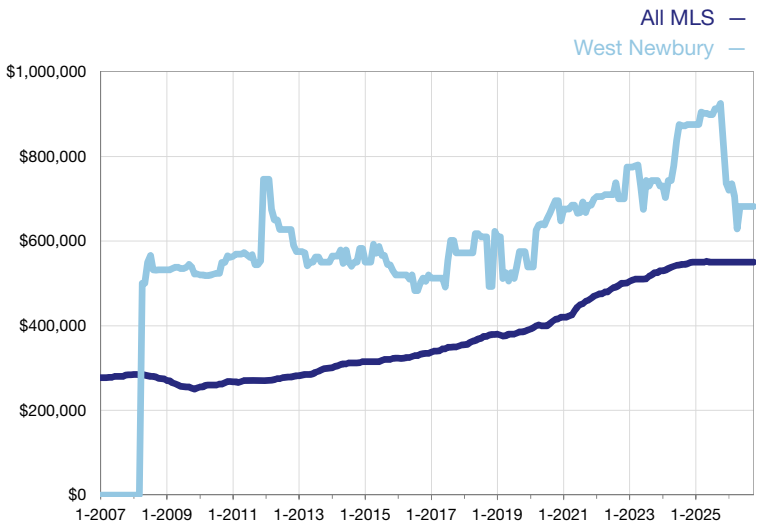
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	2	**0**	- 100.0%	4	**4**	0.0%
Closed Sales	0	**0**	--	7	**3**	- 57.1%
Median Sales Price*	$0	**$0**	--	$925,000	**$682,000**	- 26.3%
Inventory of Homes for Sale	0	**1**	--	--	--	--
Months Supply of Inventory	0.0	**1.0**	--	--	--	--
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	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



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