

Newbury 01951

ZIP code · MA · Massachusetts > Essex County

SELLER'S MARKET

\$945K

MEDIAN SALE PRICE

+13.3%

1-YR CHANGE

62

SALES (12 MO)

\$983K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 60 / 100



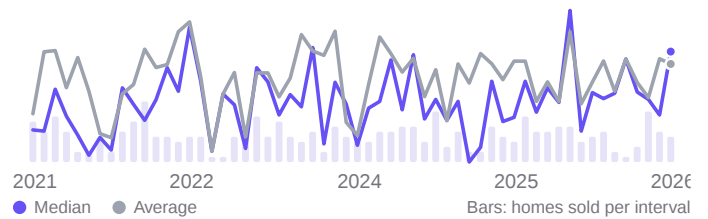
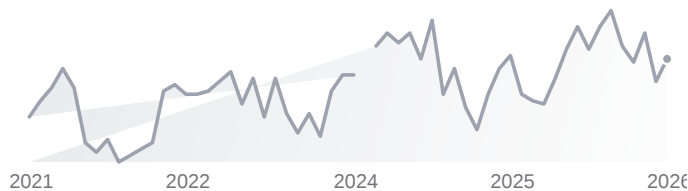
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

60 / 100

Sale prices

Median \$1.2M · Average \$1.1M

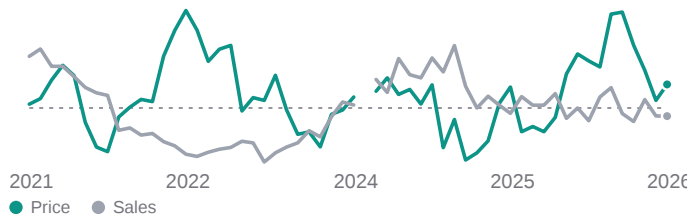


Growth (year over year)

Price +13.3% · Sales -4.6%

Price per square foot

\$517/ft²

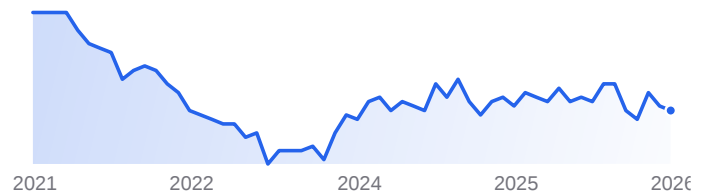


Sale premium vs estimated value

+1.3%

Annual turnover (share of homes sold)

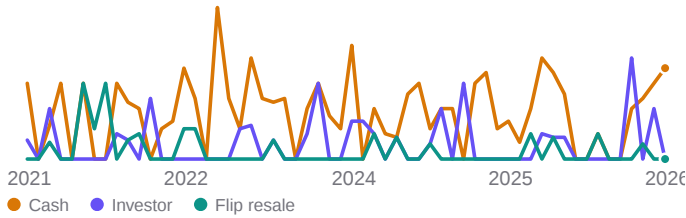
3.5%



BUYERS & OUTCOMES

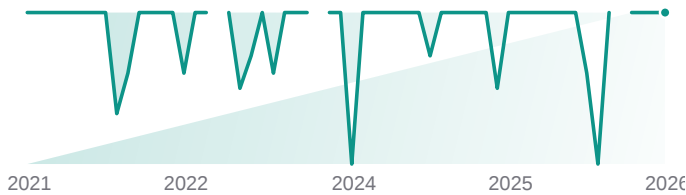
Buyer mix

Cash 60% · Investor 0% · Flip resale 0%



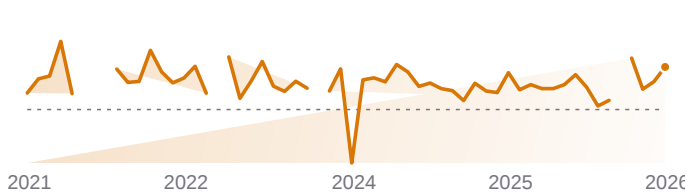
Sellers who sold at a gain

100%

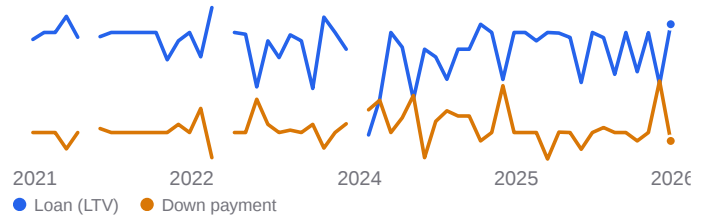


Median annualized return at resale

+9.5%

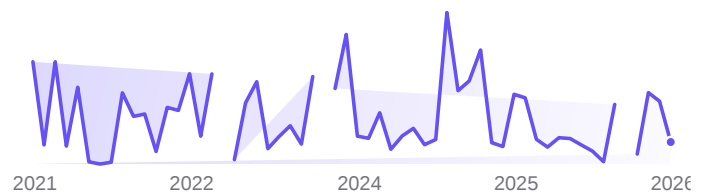


Financing (share of purchase price) Loan (LTV) 85% · Down payment 15%



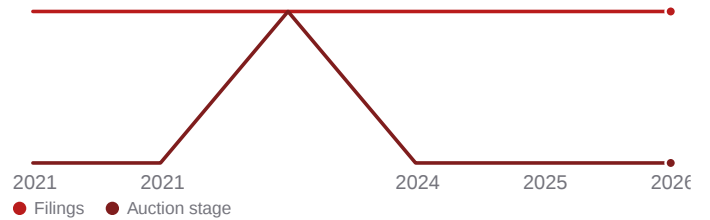
Typical hold before selling

5.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,781
Median value (AVM)	\$983K
Median size	1,890 ft²
Median bedrooms	3
Median year built	1961
Single family	88%
Condos	4.3%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	69%
Underwater (LTV 125% or more)	1.1%
Owner occupied	70%
Company owned	28%
Median loan-to-value	34%

Typical ownership tenure

15.5 yrs

COMMUNITY

Population	4,772
Density	231 / mi ²
Median household income	\$159K
Average household income	\$180K
Crime index (US avg 100)	107
Air pollution index (US avg 100)	94
Earthquake index (US avg 100)	96
Homes occupied	86%
Bachelor's or higher	32%
Poverty rate	5.1%
Unemployment	1.4%
Average temp	49°F
Annual precip	47 in
Sunshine	58%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.