

West Newbury 01985

ZIP code · MA · Massachusetts > Essex County

BALANCED MARKET

\$1.3M

MEDIAN SALE PRICE

+66.6%

1-YR CHANGE

47

SALES (12 MO)

\$891K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 54 / 100



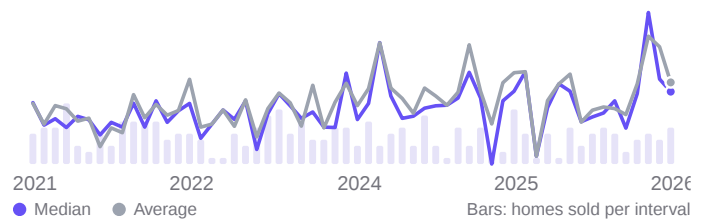
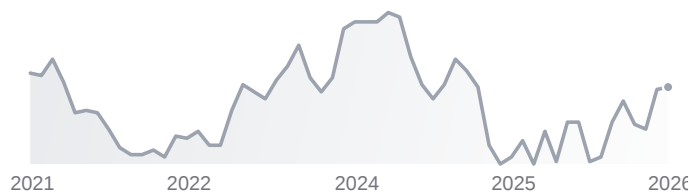
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

54 / 100

Sale prices

Median \$995K · Average \$1.1M

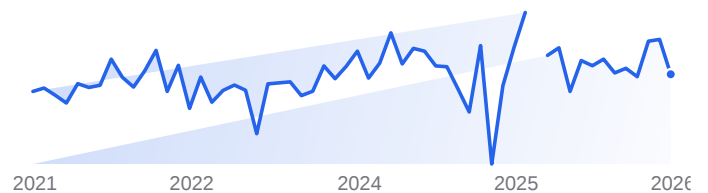
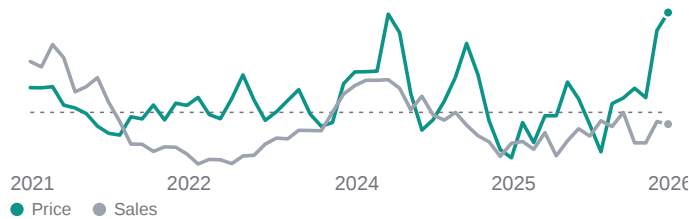


Growth (year over year)

Price +66.6% · Sales -7.8%

Price per square foot

\$336/ft²

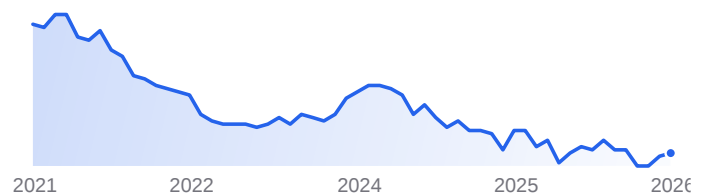
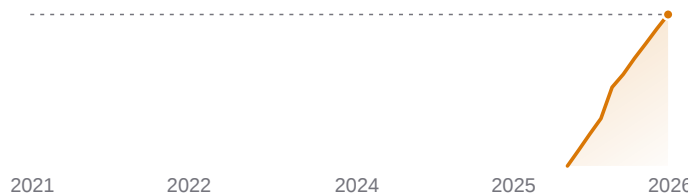


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

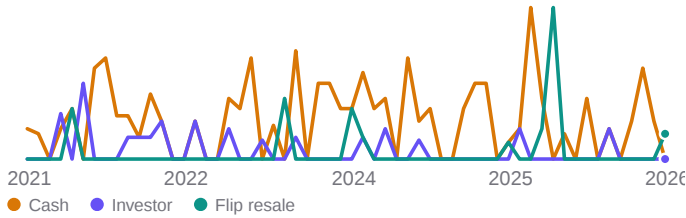
2.8%



BUYERS & OUTCOMES

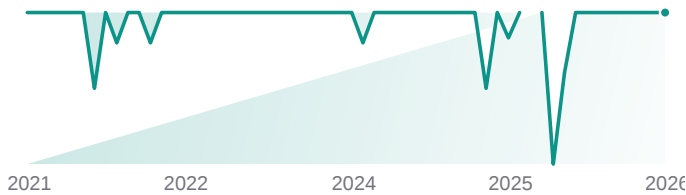
Buyer mix

Cash 0% · Investor 0% · Flip resale 17%



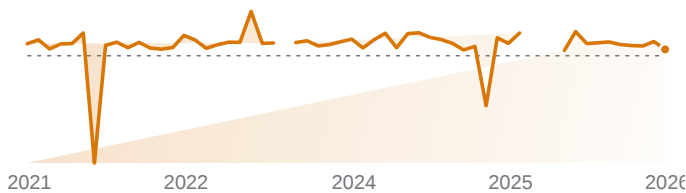
Sellers who sold at a gain

100%

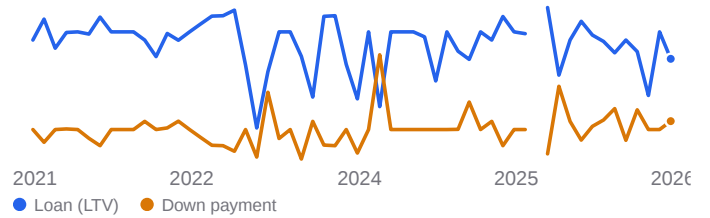


Median annualized return at resale

+2.5%

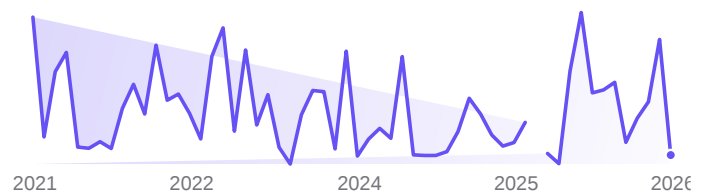


Financing (share of purchase price) Loan (LTV) 63% · Down payment 25%



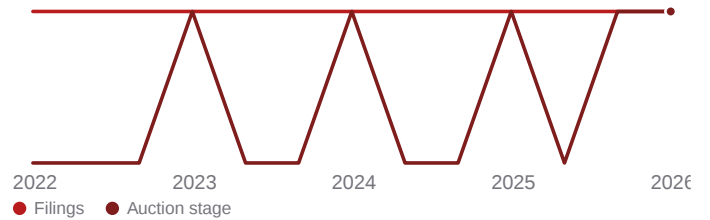
Typical hold before selling

2.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,668
Median value (AVM)	\$891K
Median size	2,542 ft²
Median bedrooms	3
Median year built	1982
Single family	86%
Condos	8.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	1.5%
Owner occupied	92%
Company owned	24%
Median loan-to-value	43%

Typical ownership tenure

13.1 yrs

COMMUNITY

Population	4,716
Density	316 / mi²
Median household income	\$176K
Average household income	\$199K
Crime index (US avg 100)	26
Air pollution index (US avg 100)	96
Earthquake index (US avg 100)	95
Homes occupied	96%
Bachelor's or higher	34%
Poverty rate	3.0%
Unemployment	1.3%
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.