

Newbury

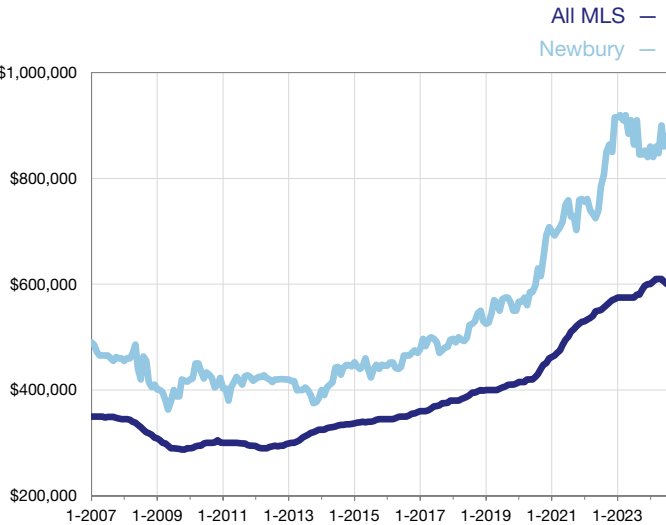
Single-Family Properties	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	7	10	+ 42.9%	33	45	+ 36.4%
Closed Sales	5	8	+ 60.0%	30	44	+ 46.7%
Median Sales Price*	\$827,000	\$882,500	+ 6.7%	\$831,000	\$988,750	+ 19.0%
Inventory of Homes for Sale	19	17	- 10.5%	--	--	--
Months Supply of Inventory	4.2	2.8	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	21	24	+ 14.3%	28	49	+ 75.0%
Percent of Original List Price Received*	106.6%	101.6%	- 4.7%	103.9%	99.0%	- 4.7%
New Listings	9	13	+ 44.4%	50	64	+ 28.0%

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

Condominium Properties	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	0	1	--	4	4	0.0%
Closed Sales	1	3	+ 200.0%	7	4	- 42.9%
Median Sales Price*	\$1,589,000	\$1,020,000	- 35.8%	\$815,000	\$935,000	+ 14.7%
Inventory of Homes for Sale	0	3	--	--	--	--
Months Supply of Inventory	0.0	2.4	--	--	--	--
Cumulative Days on Market Until Sale	15	11	- 26.7%	14	15	+ 7.1%
Percent of Original List Price Received*	100.0%	99.4%	- 0.6%	101.2%	98.1%	- 3.1%
New Listings	0	0	--	4	10	+ 150.0%

* 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

