

West Newbury

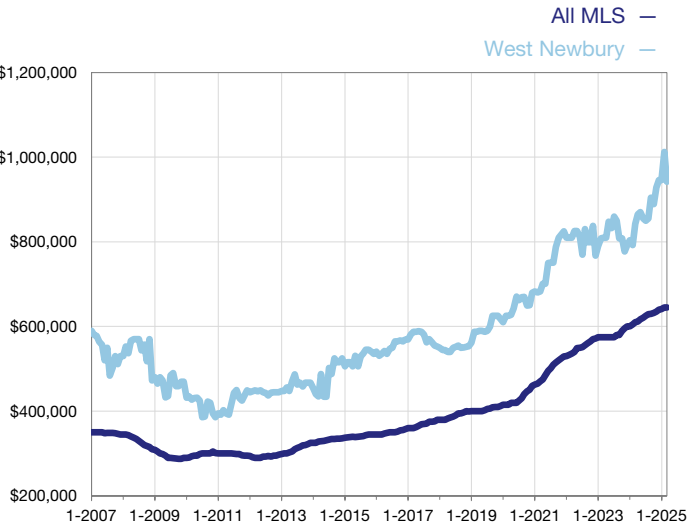
Single-Family Properties	March			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	1	6	+ 500.0%	7	9	+ 28.6%
Closed Sales	3	2	- 33.3%	8	5	- 37.5%
Median Sales Price*	\$1,350,000	\$1,087,500	- 19.4%	\$1,192,500	\$1,075,000	- 9.9%
Inventory of Homes for Sale	5	4	- 20.0%	--	--	--
Months Supply of Inventory	1.3	1.2	- 7.7%	--	--	--
Cumulative Days on Market Until Sale	61	39	- 36.1%	63	43	- 31.7%
Percent of Original List Price Received*	95.0%	97.3%	+ 2.4%	99.4%	97.1%	- 2.3%
New Listings	2	4	+ 100.0%	5	11	+ 120.0%

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

Condominium Properties	March			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	0	1	--	6	1	- 83.3%
Closed Sales	3	2	- 33.3%	4	5	+ 25.0%
Median Sales Price*	\$875,000	\$949,500	+ 8.5%	\$875,000	\$949,000	+ 8.5%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	0.9	--	--	--	--
Cumulative Days on Market Until Sale	167	17	- 89.8%	145	40	- 72.4%
Percent of Original List Price Received*	101.0%	98.0%	- 3.0%	97.0%	100.4%	+ 3.5%
New Listings	0	2	--	3	2	- 33.3%

* 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

