

West Newbury

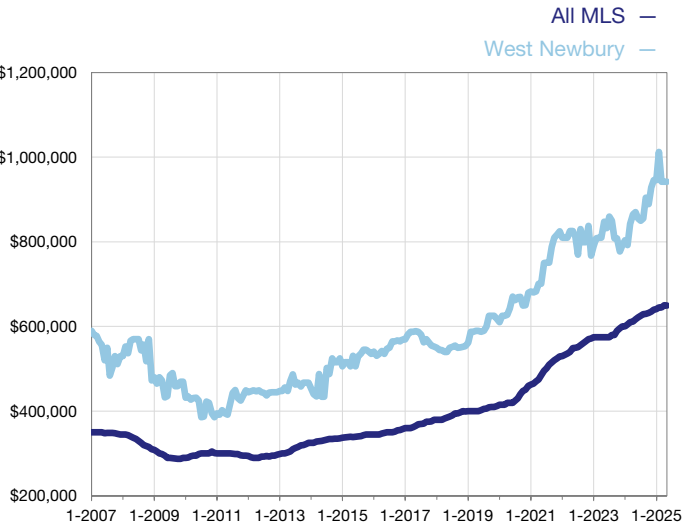
Single-Family Properties				Year to Date		
Key Metrics	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	5	1	- 80.0%	16	13	- 18.8%
Closed Sales	4	4	0.0%	15	16	+ 6.7%
Median Sales Price*	\$1,295,000	\$1,387,450	+ 7.1%	\$1,200,000	\$1,137,000	- 5.3%
Inventory of Homes for Sale	5	12	+ 140.0%	--	--	--
Months Supply of Inventory	1.3	4.0	+ 207.7%	--	--	--
Cumulative Days on Market Until Sale	87	17	- 80.5%	67	26	- 61.2%
Percent of Original List Price Received*	95.7%	101.7%	+ 6.3%	98.2%	99.7%	+ 1.5%
New Listings	4	7	+ 75.0%	15	25	+ 66.7%

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

Condominium Properties				Year to Date		
Key Metrics	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	0	0	--	7	2	- 71.4%
Closed Sales	1	1	0.0%	5	7	+ 40.0%
Median Sales Price*	\$799,900	\$617,500	- 22.8%	\$875,000	\$925,000	+ 5.7%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	17	24	+ 41.2%	120	33	- 72.5%
Percent of Original List Price Received*	100.0%	100.0%	0.0%	97.6%	100.9%	+ 3.4%
New Listings	0	0	--	4	2	- 50.0%

* 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

