

Newbury

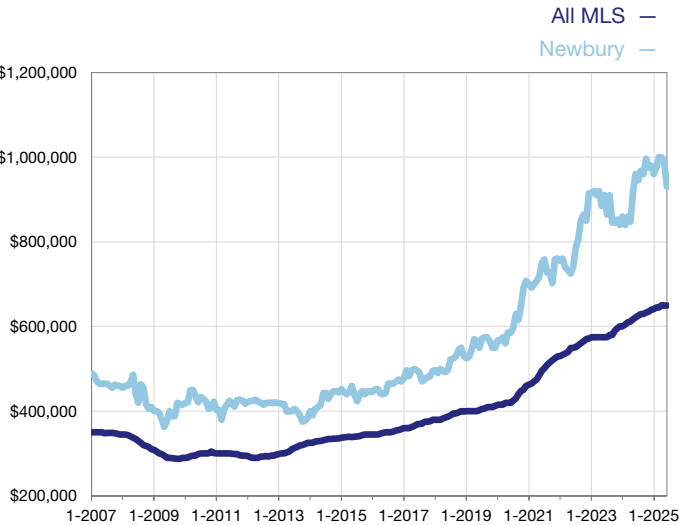
Single-Family Properties	June			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	8	10	+ 25.0%	35	33	- 5.7%
Closed Sales	9	9	0.0%	36	23	- 36.1%
Median Sales Price*	\$1,025,100	\$1,000,000	- 2.4%	\$1,000,750	\$1,000,000	- 0.1%
Inventory of Homes for Sale	18	20	+ 11.1%	--	--	--
Months Supply of Inventory	3.1	3.3	+ 6.5%	--	--	--
Cumulative Days on Market Until Sale	20	25	+ 25.0%	55	33	- 40.0%
Percent of Original List Price Received*	101.6%	101.9%	+ 0.3%	98.4%	100.8%	+ 2.4%
New Listings	13	9	- 30.8%	51	47	- 7.8%

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

Condominium Properties	June			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	2	1	- 50.0%	3	4	+ 33.3%
Closed Sales	0	0	--	1	3	+ 200.0%
Median Sales Price*	\$0	\$0	--	\$850,000	\$392,000	- 53.9%
Inventory of Homes for Sale	6	1	- 83.3%	--	--	--
Months Supply of Inventory	4.5	0.8	- 82.2%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	27	25	- 7.4%
Percent of Original List Price Received*	0.0%	0.0%	--	94.5%	101.5%	+ 7.4%
New Listings	5	0	- 100.0%	10	5	- 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

