

West Newbury

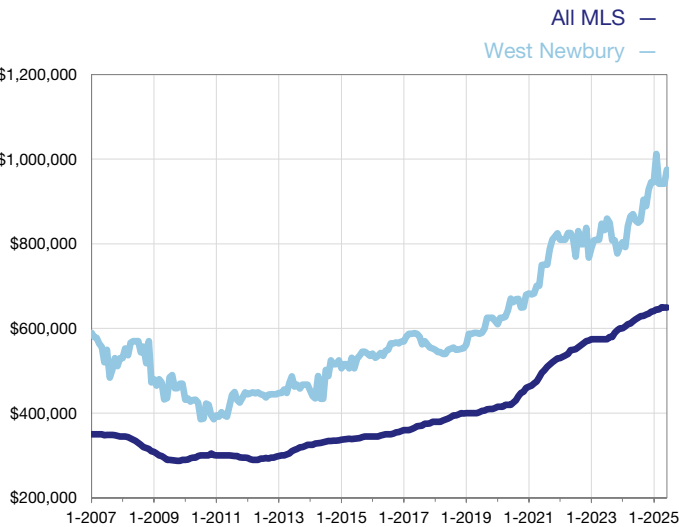
| Single-Family Properties | June | | | Year to Date | | |
|--|-----------|------|----------|--------------|-------------|---------|
| | 2024 | 2025 | + / - | 2024 | 2025 | + / - |
| Key Metrics | | | | | | |
| Pending Sales | 4 | 5 | + 25.0% | 20 | 18 | - 10.0% |
| Closed Sales | 5 | 0 | - 100.0% | 20 | 16 | - 20.0% |
| Median Sales Price* | \$855,000 | \$0 | - 100.0% | \$1,142,500 | \$1,137,000 | - 0.5% |
| Inventory of Homes for Sale | 7 | 11 | + 57.1% | -- | -- | -- |
| Months Supply of Inventory | 1.9 | 3.6 | + 89.5% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 26 | 0 | - 100.0% | 57 | 26 | - 54.4% |
| Percent of Original List Price Received* | 101.7% | 0.0% | - 100.0% | 99.1% | 99.7% | + 0.6% |
| New Listings | 6 | 4 | - 33.3% | 21 | 29 | + 38.1% |

* 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 | 0 | 0 | -- | 7 | 2 | - 71.4% |
| Closed Sales | 1 | 0 | - 100.0% | 6 | 7 | + 16.7% |
| Median Sales Price* | \$905,000 | \$0 | - 100.0% | \$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 | 41 | 0 | - 100.0% | 107 | 33 | - 69.2% |
| Percent of Original List Price Received* | 100.0% | 0.0% | - 100.0% | 98.0% | 100.9% | + 3.0% |
| 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

