

Newbury

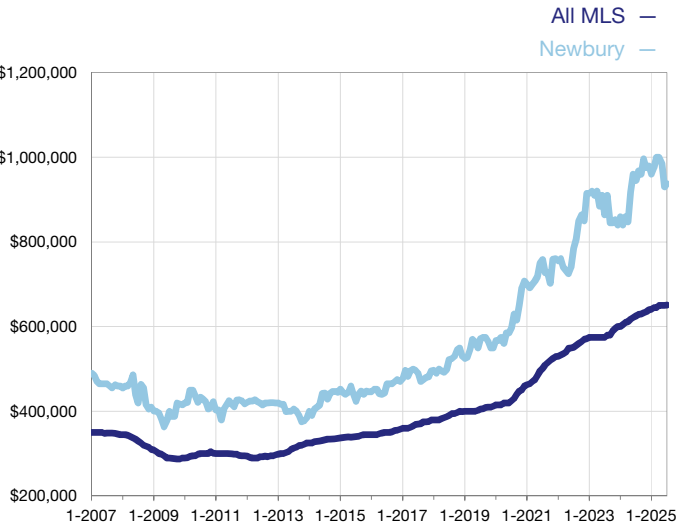
Single-Family Properties	July			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	7	5	- 28.6%	42	37	- 11.9%
Closed Sales	8	7	- 12.5%	44	30	- 31.8%
Median Sales Price*	\$882,500	\$850,000	- 3.7%	\$988,750	\$987,500	- 0.1%
Inventory of Homes for Sale	19	28	+ 47.4%	--	--	--
Months Supply of Inventory	3.3	4.9	+ 48.5%	--	--	--
Cumulative Days on Market Until Sale	24	34	+ 41.7%	49	33	- 32.7%
Percent of Original List Price Received*	101.6%	94.2%	- 7.3%	99.0%	99.3%	+ 0.3%
New Listings	10	14	+ 40.0%	61	61	0.0%

* 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		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	1	1	0.0%	4	5	+ 25.0%
Closed Sales	3	0	- 100.0%	4	3	- 25.0%
Median Sales Price*	\$1,020,000	\$0	- 100.0%	\$935,000	\$392,000	- 58.1%
Inventory of Homes for Sale	6	0	- 100.0%	--	--	--
Months Supply of Inventory	4.8	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	11	0	- 100.0%	15	25	+ 66.7%
Percent of Original List Price Received*	99.4%	0.0%	- 100.0%	98.1%	101.5%	+ 3.5%
New Listings	2	0	- 100.0%	12	5	- 58.3%

* 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

