

# West Newbury

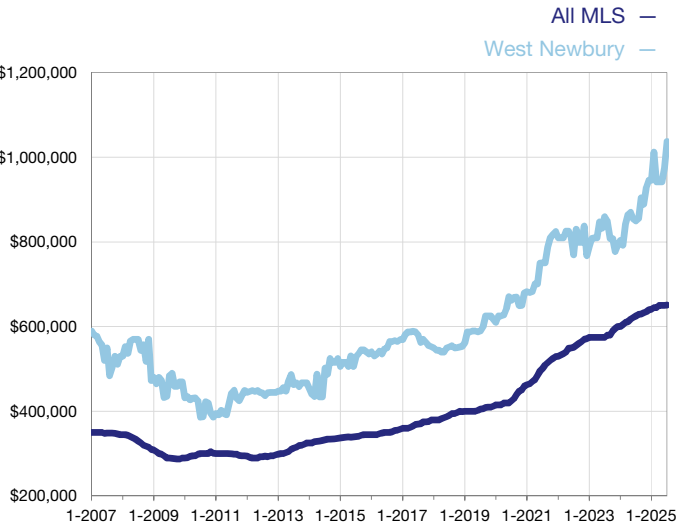
Single-Family Properties	July			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	6	3	- 50.0%	26	20	- 23.1%
Closed Sales	3	5	+ 66.7%	23	21	- 8.7%
Median Sales Price*	\$743,000	\$865,000	+ 16.4%	\$950,000	\$1,075,000	+ 13.2%
Inventory of Homes for Sale	5	11	+ 120.0%	--	--	--
Months Supply of Inventory	1.3	4.0	+ 207.7%	--	--	--
Cumulative Days on Market Until Sale	25	31	+ 24.0%	52	27	- 48.1%
Percent of Original List Price Received*	102.1%	100.1%	- 2.0%	99.5%	99.8%	+ 0.3%
New Listings	5	5	0.0%	26	34	+ 30.8%

\* 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	0	0	--	7	2	- 71.4%
Closed Sales	0	0	--	6	7	+ 16.7%
Median Sales Price*	\$0	\$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	0	0	--	107	33	- 69.2%
Percent of Original List Price Received*	0.0%	0.0%	--	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

