

Newbury

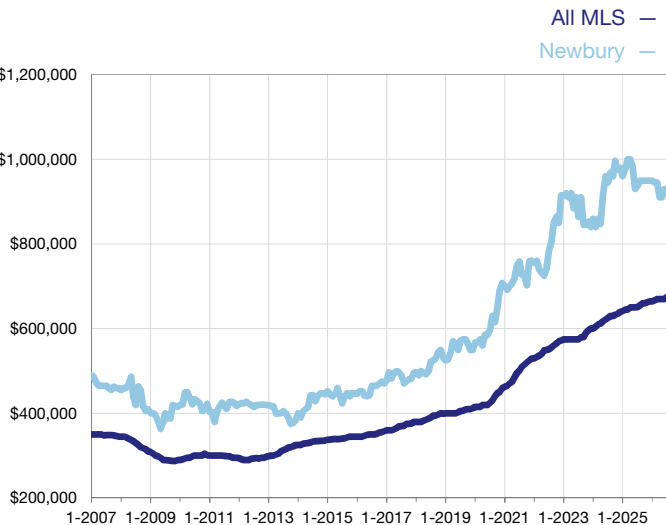
Single-Family Properties	July			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	5	4	- 20.0%	36	48	+ 33.3%
Closed Sales	7	10	+ 42.9%	30	51	+ 70.0%
Median Sales Price*	\$850,000	\$802,500	- 5.6%	\$987,500	\$910,000	- 7.8%
Inventory of Homes for Sale	30	18	- 40.0%	--	--	--
Months Supply of Inventory	5.3	2.5	- 52.8%	--	--	--
Cumulative Days on Market Until Sale	34	38	+ 11.8%	33	34	+ 3.0%
Percent of Original List Price Received*	94.2%	102.6%	+ 8.9%	99.3%	101.9%	+ 2.6%
New Listings	14	9	- 35.7%	62	72	+ 16.1%

* 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		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	1	1	0.0%	5	4	- 20.0%
Closed Sales	0	1	--	3	4	+ 33.3%
Median Sales Price*	\$0	\$1,300,000	--	\$392,000	\$950,000	+ 142.3%
Inventory of Homes for Sale	0	5	--	--	--	--
Months Supply of Inventory	0.0	5.0	--	--	--	--
Cumulative Days on Market Until Sale	0	9	--	25	54	+ 116.0%
Percent of Original List Price Received*	0.0%	108.4%	--	101.5%	98.2%	- 3.3%
New Listings	0	0	--	5	8	+ 60.0%

* 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

