

West Newbury

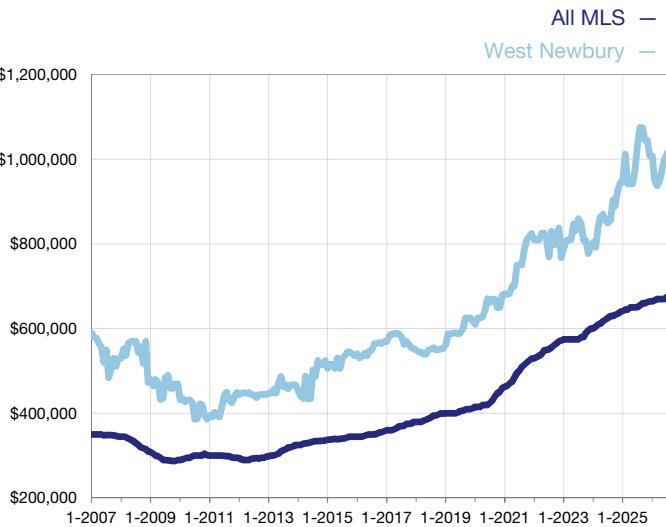
Single-Family Properties	July			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	3	4	+ 33.3%	20	27	+ 35.0%
Closed Sales	5	7	+ 40.0%	21	24	+ 14.3%
Median Sales Price*	\$865,000	\$1,300,000	+ 50.3%	\$1,075,000	\$1,135,000	+ 5.6%
Inventory of Homes for Sale	10	7	- 30.0%	--	--	--
Months Supply of Inventory	3.6	2.1	- 41.7%	--	--	--
Cumulative Days on Market Until Sale	31	29	- 6.5%	27	50	+ 85.2%
Percent of Original List Price Received*	100.1%	97.9%	- 2.2%	99.8%	97.4%	- 2.4%
New Listings	4	5	+ 25.0%	33	34	+ 3.0%

* 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		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	0	0	--	2	3	+ 50.0%
Closed Sales	0	0	--	7	3	- 57.1%
Median Sales Price*	\$0	\$0	--	\$925,000	\$682,000	- 26.3%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	0.8	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	33	33	0.0%
Percent of Original List Price Received*	0.0%	0.0%	--	100.9%	98.9%	- 2.0%
New Listings	0	0	--	2	4	+ 100.0%

* 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

