

Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Newburyport

Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	7	3	- 57.1%	171	155	- 9.4%
Closed Sales	17	12	- 29.4%	185	156	- 15.7%
Median Sales Price*	\$715,000	\$860,000	+ 20.3%	\$850,000	\$950,000	+ 11.8%
Inventory of Homes for Sale	7	6	- 14.3%	--	--	--
Months Supply of Inventory	0.5	0.5	0.0%	--	--	--
Cumulative Days on Market Until Sale	29	55	+ 89.7%	30	29	- 3.3%
Percent of Original List Price Received*	101.9%	93.8%	- 7.9%	102.3%	100.6%	- 1.7%
New Listings	3	3	0.0%	200	195	- 2.5%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

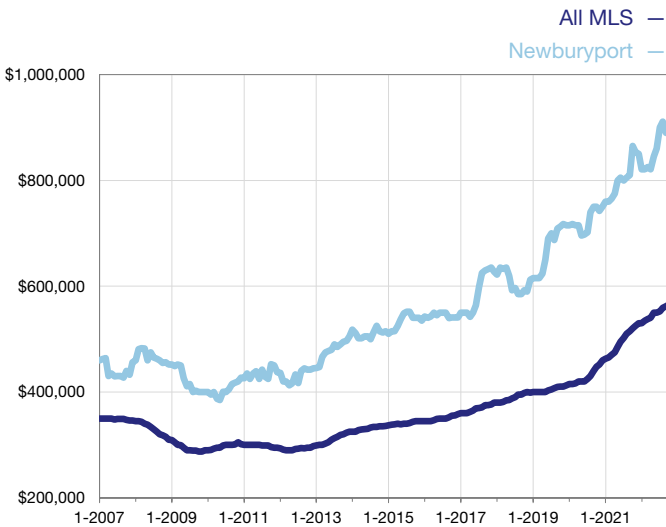
Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	10	5	- 50.0%	172	139	- 19.2%
Closed Sales	14	16	+ 14.3%	168	156	- 7.1%
Median Sales Price*	\$655,000	\$585,000	- 10.7%	\$553,500	\$614,500	+ 11.0%
Inventory of Homes for Sale	11	6	- 45.5%	--	--	--
Months Supply of Inventory	0.8	0.5	- 37.5%	--	--	--
Cumulative Days on Market Until Sale	32	48	+ 50.0%	30	32	+ 6.7%
Percent of Original List Price Received*	102.6%	97.5%	- 5.0%	102.7%	101.0%	- 1.7%
New Listings	5	2	- 60.0%	197	170	- 13.7%

* 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

