

Local Market Update – January 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Newburyport

Single-Family Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	6	+ 100.0%	3	6	+ 100.0%
Closed Sales	7	5	- 28.6%	7	5	- 28.6%
Median Sales Price*	\$711,000	\$810,000	+ 13.9%	\$711,000	\$810,000	+ 13.9%
Inventory of Homes for Sale	8	6	- 25.0%	--	--	--
Months Supply of Inventory	0.6	0.5	- 16.7%	--	--	--
Cumulative Days on Market Until Sale	40	37	- 7.5%	40	37	- 7.5%
Percent of Original List Price Received*	98.5%	88.8%	- 9.8%	98.5%	88.8%	- 9.8%
New Listings	7	7	0.0%	7	7	0.0%

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

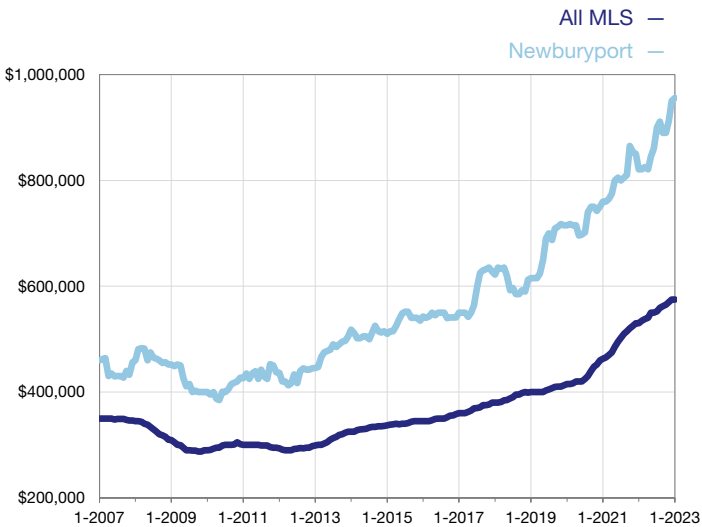
Condominium Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	7	+ 133.3%	3	7	+ 133.3%
Closed Sales	7	5	- 28.6%	7	5	- 28.6%
Median Sales Price*	\$595,000	\$347,000	- 41.7%	\$595,000	\$347,000	- 41.7%
Inventory of Homes for Sale	14	6	- 57.1%	--	--	--
Months Supply of Inventory	1.0	0.5	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	24	62	+ 158.3%	24	62	+ 158.3%
Percent of Original List Price Received*	101.3%	94.9%	- 6.3%	101.3%	94.9%	- 6.3%
New Listings	8	8	0.0%	8	8	0.0%

* 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

