

# Local Market Update – July 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Newburyport

### Single-Family Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	19	25	+ 31.6%	138	151	+ 9.4%
Closed Sales	30	27	- 10.0%	122	136	+ 11.5%
Median Sales Price*	\$716,500	<b>\$720,000</b>	+ 0.5%	\$596,250	<b>\$717,500</b>	+ 20.3%
Inventory of Homes for Sale	65	48	- 26.2%	--	--	--
Months Supply of Inventory	3.8	2.7	- 28.9%	--	--	--
Cumulative Days on Market Until Sale	54	60	+ 11.1%	63	61	- 3.2%
Percent of Original List Price Received*	97.0%	<b>98.6%</b>	+ 1.6%	97.6%	<b>96.6%</b>	- 1.0%
New Listings	33	24	- 27.3%	209	198	- 5.3%

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

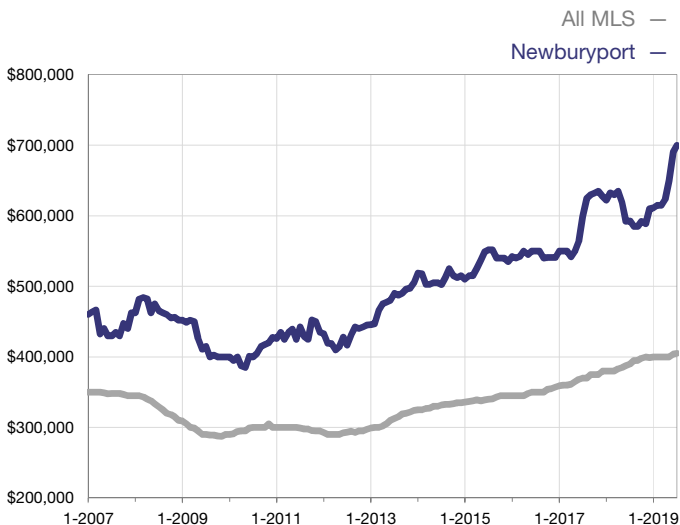
### Condominium Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	10	18	+ 80.0%	99	99	0.0%
Closed Sales	14	12	- 14.3%	94	93	- 1.1%
Median Sales Price*	\$467,000	<b>\$549,950</b>	+ 17.8%	\$462,500	<b>\$450,000</b>	- 2.7%
Inventory of Homes for Sale	35	36	+ 2.9%	--	--	--
Months Supply of Inventory	2.5	2.8	+ 12.0%	--	--	--
Cumulative Days on Market Until Sale	91	38	- 58.2%	51	54	+ 5.9%
Percent of Original List Price Received*	99.3%	<b>96.9%</b>	- 2.4%	98.1%	<b>97.2%</b>	- 0.9%
New Listings	16	19	+ 18.8%	140	134	- 4.3%

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

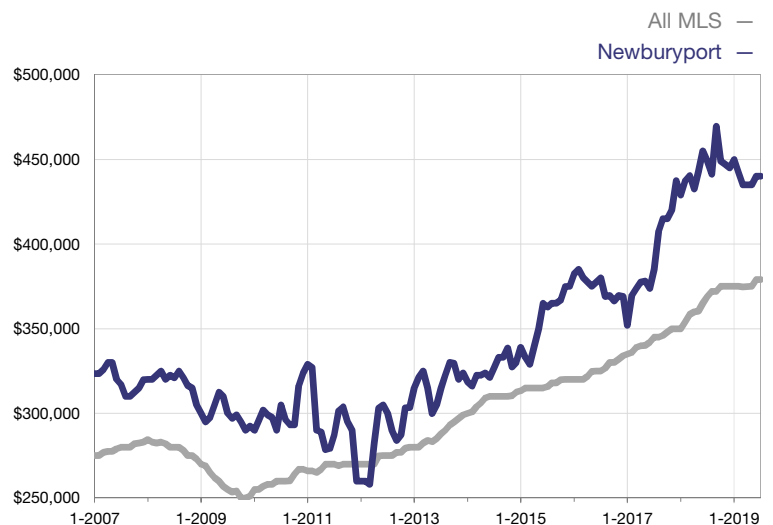
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



MASSACHUSETTS ASSOCIATION OF REALTORS®



All data from the Berkshire County MLS, Cape Cod & Islands Association of REALTORS®, Inc. and MLS Property Information Network, Inc. | Provided by MAR. | Powered by ShowingTime 10K.