

Local Market Update – June 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Newburyport

Single-Family Properties

Key Metrics	June			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	21	34	+ 61.9%	126	105	- 16.7%
Closed Sales	26	16	- 38.5%	109	74	- 32.1%
Median Sales Price*	\$700,500	\$712,500	+ 1.7%	\$715,000	\$673,750	- 5.8%
Inventory of Homes for Sale	58	35	- 39.7%	--	--	--
Months Supply of Inventory	3.2	2.0	- 37.5%	--	--	--
Cumulative Days on Market Until Sale	61	61	0.0%	62	54	- 12.9%
Percent of Original List Price Received*	97.5%	97.4%	- 0.1%	96.1%	96.9%	+ 0.8%
New Listings	31	39	+ 25.8%	174	153	- 12.1%

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

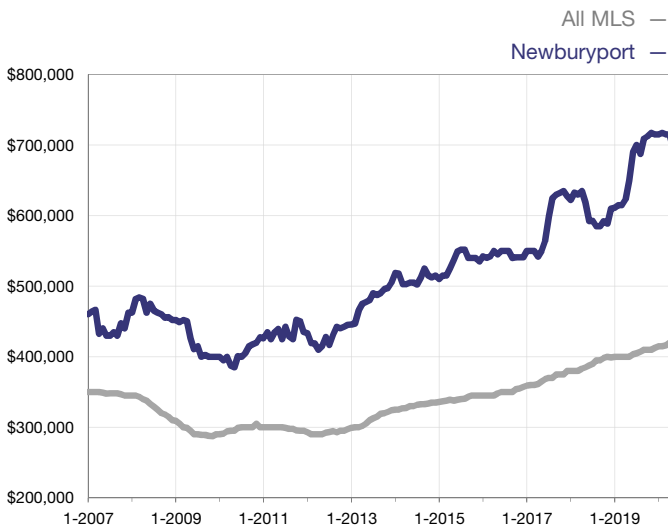
Condominium Properties

Key Metrics	June			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	10	17	+ 70.0%	81	83	+ 2.5%
Closed Sales	11	13	+ 18.2%	81	60	- 25.9%
Median Sales Price*	\$575,000	\$389,000	- 32.3%	\$450,000	\$490,600	+ 9.0%
Inventory of Homes for Sale	43	33	- 23.3%	--	--	--
Months Supply of Inventory	3.3	2.4	- 27.3%	--	--	--
Cumulative Days on Market Until Sale	40	52	+ 30.0%	56	53	- 5.4%
Percent of Original List Price Received*	98.3%	97.7%	- 0.6%	97.2%	98.4%	+ 1.2%
New Listings	21	32	+ 52.4%	116	124	+ 6.9%

* 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



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