

Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Newburyport

Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	12	15	+ 25.0%	48	61	+ 27.1%
Closed Sales	11	14	+ 27.3%	42	43	+ 2.4%
Median Sales Price*	\$669,900	\$955,788	+ 42.7%	\$683,000	\$853,500	+ 25.0%
Inventory of Homes for Sale	46	9	- 80.4%	--	--	--
Months Supply of Inventory	2.4	0.5	- 79.2%	--	--	--
Cumulative Days on Market Until Sale	49	21	- 57.1%	61	37	- 39.3%
Percent of Original List Price Received*	97.6%	102.8%	+ 5.3%	96.1%	101.1%	+ 5.2%
New Listings	23	15	- 34.8%	86	64	- 25.6%

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

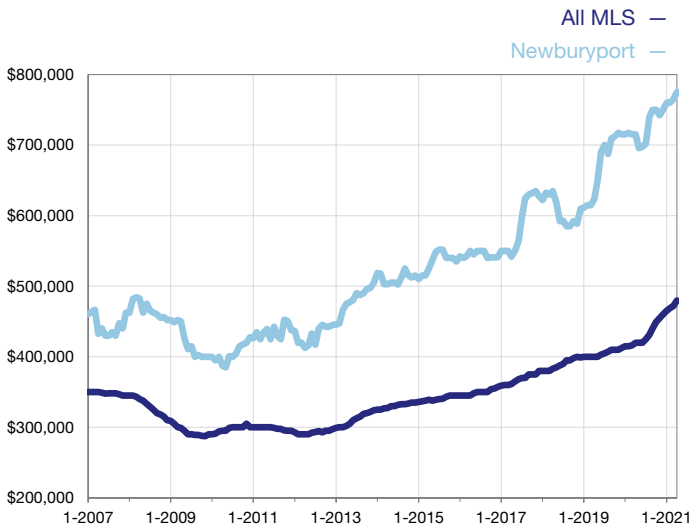
Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	7	21	+ 200.0%	47	61	+ 29.8%
Closed Sales	11	17	+ 54.5%	37	51	+ 37.8%
Median Sales Price*	\$570,000	\$521,500	- 8.5%	\$515,000	\$499,900	- 2.9%
Inventory of Homes for Sale	25	11	- 56.0%	--	--	--
Months Supply of Inventory	1.8	0.7	- 61.1%	--	--	--
Cumulative Days on Market Until Sale	30	21	- 30.0%	61	41	- 32.8%
Percent of Original List Price Received*	99.2%	105.7%	+ 6.6%	98.3%	101.9%	+ 3.7%
New Listings	17	22	+ 29.4%	70	66	- 5.7%

* 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

