

# Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Newburyport

### Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	23	17	- 26.1%	71	75	+ 5.6%
Closed Sales	16	18	+ 12.5%	58	61	+ 5.2%
Median Sales Price*	\$629,950	<b>\$845,000</b>	+ 34.1%	\$666,450	<b>\$853,500</b>	+ 28.1%
Inventory of Homes for Sale	49	9	- 81.6%	--	--	--
Months Supply of Inventory	2.7	0.5	- 81.5%	--	--	--
Cumulative Days on Market Until Sale	32	27	- 15.6%	53	34	- 35.8%
Percent of Original List Price Received*	98.4%	<b>102.2%</b>	+ 3.9%	96.8%	<b>101.4%</b>	+ 4.8%
New Listings	27	18	- 33.3%	114	79	- 30.7%

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

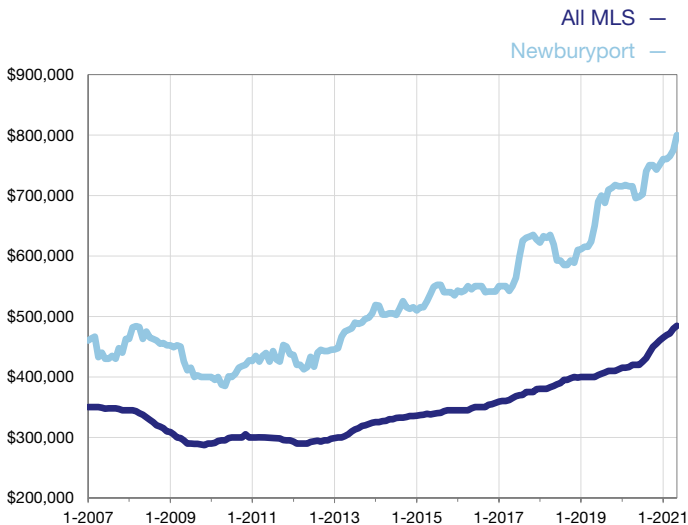
### Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	19	13	- 31.6%	66	76	+ 15.2%
Closed Sales	10	18	+ 80.0%	47	69	+ 46.8%
Median Sales Price*	\$541,000	<b>\$512,500</b>	- 5.3%	\$529,900	<b>\$500,000</b>	- 5.6%
Inventory of Homes for Sale	27	12	- 55.6%	--	--	--
Months Supply of Inventory	2.0	0.8	- 60.0%	--	--	--
Cumulative Days on Market Until Sale	25	17	- 32.0%	54	35	- 35.2%
Percent of Original List Price Received*	100.0%	<b>106.3%</b>	+ 6.3%	98.6%	<b>103.0%</b>	+ 4.5%
New Listings	23	17	- 26.1%	92	84	- 8.7%

\* 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

