

Local Market Update – May 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Newburyport

Single-Family Properties

Key Metrics	May			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	17	22	+ 29.4%	74	65	- 12.2%
Closed Sales	18	11	- 38.9%	61	35	- 42.6%
Median Sales Price*	\$845,000	\$1,115,000	+ 32.0%	\$853,500	\$840,000	- 1.6%
Inventory of Homes for Sale	10	13	+ 30.0%	--	--	--
Months Supply of Inventory	0.5	1.0	+ 100.0%	--	--	--
Cumulative Days on Market Until Sale	27	29	+ 7.4%	34	32	- 5.9%
Percent of Original List Price Received*	102.2%	103.0%	+ 0.8%	101.4%	102.7%	+ 1.3%
New Listings	17	26	+ 52.9%	77	78	+ 1.3%

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

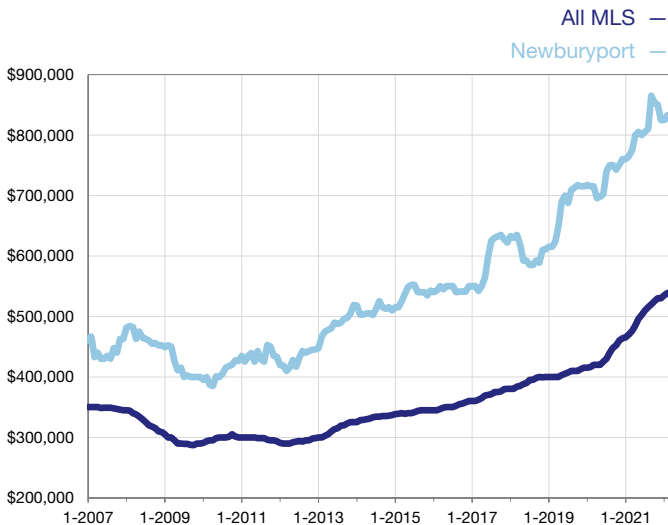
Condominium Properties

Key Metrics	May			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	13	10	- 23.1%	76	55	- 27.6%
Closed Sales	18	15	- 16.7%	69	55	- 20.3%
Median Sales Price*	\$512,500	\$575,000	+ 12.2%	\$500,000	\$545,000	+ 9.0%
Inventory of Homes for Sale	15	10	- 33.3%	--	--	--
Months Supply of Inventory	1.0	0.8	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	17	21	+ 23.5%	35	27	- 22.9%
Percent of Original List Price Received*	106.3%	105.7%	- 0.6%	103.0%	103.4%	+ 0.4%
New Listings	18	16	- 11.1%	85	64	- 24.7%

* 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

