

Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Newburyport

Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	9	14	+ 55.6%	164	154	- 6.1%
Closed Sales	16	14	- 12.5%	168	143	- 14.9%
Median Sales Price*	\$755,000	\$876,000	+ 16.0%	\$851,750	\$950,000	+ 11.5%
Inventory of Homes for Sale	13	10	- 23.1%	--	--	--
Months Supply of Inventory	0.9	0.7	- 22.2%	--	--	--
Cumulative Days on Market Until Sale	33	36	+ 9.1%	30	27	- 10.0%
Percent of Original List Price Received*	102.1%	99.1%	- 2.9%	102.3%	101.1%	- 1.2%
New Listings	6	4	- 33.3%	197	193	- 2.0%

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

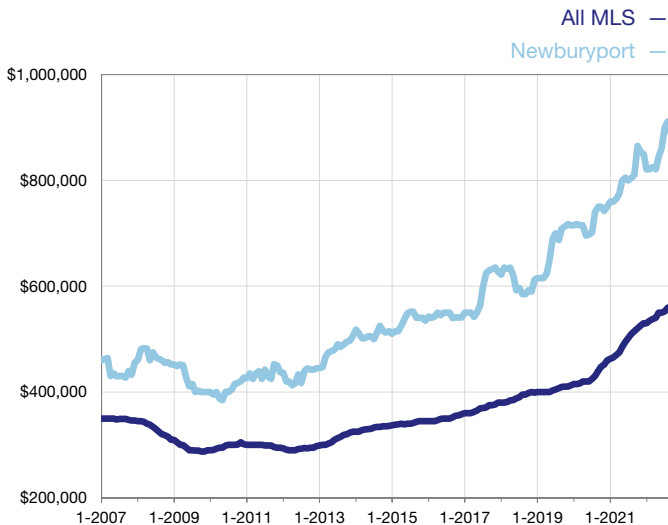
Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	14	15	+ 7.1%	162	136	- 16.0%
Closed Sales	11	17	+ 54.5%	154	140	- 9.1%
Median Sales Price*	\$562,000	\$549,900	- 2.2%	\$542,500	\$619,500	+ 14.2%
Inventory of Homes for Sale	17	8	- 52.9%	--	--	--
Months Supply of Inventory	1.2	0.7	- 41.7%	--	--	--
Cumulative Days on Market Until Sale	15	46	+ 206.7%	30	30	0.0%
Percent of Original List Price Received*	102.4%	94.6%	- 7.6%	102.7%	101.4%	- 1.3%
New Listings	18	10	- 44.4%	192	168	- 12.5%

* 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

