

Local Market Update – February 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Newburyport

Single-Family Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	5	- 16.7%	9	10	+ 11.1%
Closed Sales	4	4	0.0%	11	9	- 18.2%
Median Sales Price*	\$707,500	\$1,082,500	+ 53.0%	\$711,000	\$810,000	+ 13.9%
Inventory of Homes for Sale	11	8	- 27.3%	--	--	--
Months Supply of Inventory	0.8	0.6	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	52	40	- 23.1%	45	38	- 15.6%
Percent of Original List Price Received*	99.0%	98.5%	- 0.5%	98.7%	93.1%	- 5.7%
New Listings	9	7	- 22.2%	16	14	- 12.5%

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

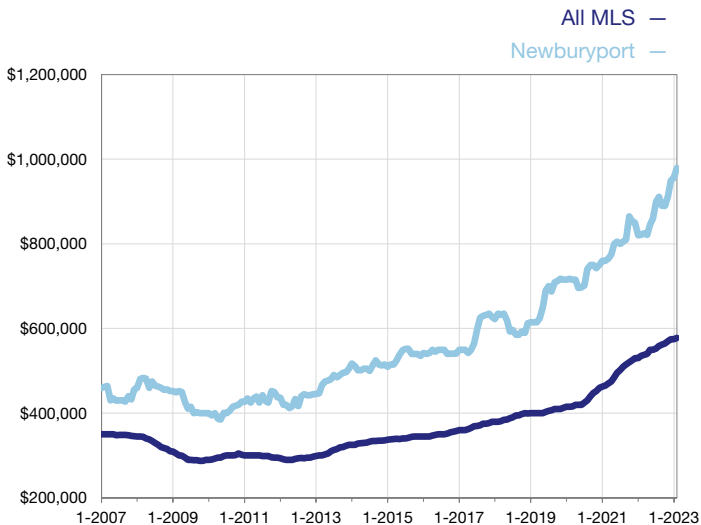
Condominium Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	9	10	+ 11.1%	12	16	+ 33.3%
Closed Sales	5	5	0.0%	12	10	- 16.7%
Median Sales Price*	\$350,000	\$775,000	+ 121.4%	\$421,500	\$677,000	+ 60.6%
Inventory of Homes for Sale	15	6	- 60.0%	--	--	--
Months Supply of Inventory	1.1	0.5	- 54.5%	--	--	--
Cumulative Days on Market Until Sale	27	23	- 14.8%	25	43	+ 72.0%
Percent of Original List Price Received*	101.8%	95.4%	- 6.3%	101.5%	95.2%	- 6.2%
New Listings	12	13	+ 8.3%	20	21	+ 5.0%

* 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

