

Local Market Update – March 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Newburyport

Single-Family Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	9	15	+ 66.7%	18	25	+ 38.9%
Closed Sales	4	6	+ 50.0%	15	15	0.0%
Median Sales Price*	\$872,500	\$845,000	- 3.2%	\$720,000	\$810,000	+ 12.5%
Inventory of Homes for Sale	19	9	- 52.6%	--	--	--
Months Supply of Inventory	1.5	0.7	- 53.3%	--	--	--
Cumulative Days on Market Until Sale	25	21	- 16.0%	39	31	- 20.5%
Percent of Original List Price Received*	107.0%	103.9%	- 2.9%	100.9%	97.4%	- 3.5%
New Listings	18	18	0.0%	34	32	- 5.9%

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

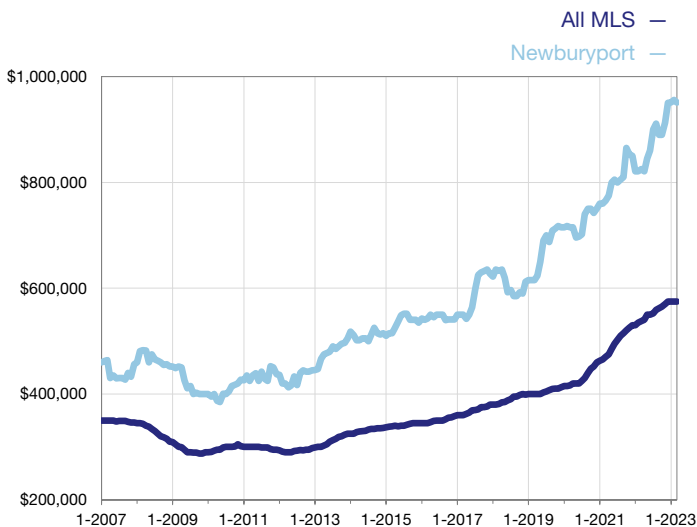
Condominium Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	14	8	- 42.9%	26	23	- 11.5%
Closed Sales	10	7	- 30.0%	22	18	- 18.2%
Median Sales Price*	\$520,000	\$575,000	+ 10.6%	\$510,000	\$608,250	+ 19.3%
Inventory of Homes for Sale	16	10	- 37.5%	--	--	--
Months Supply of Inventory	1.2	0.9	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	46	23	- 50.0%	34	35	+ 2.9%
Percent of Original List Price Received*	100.9%	99.9%	- 1.0%	101.2%	97.1%	- 4.1%
New Listings	17	14	- 17.6%	37	35	- 5.4%

* 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

