

Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Newburyport

Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	17	15	- 11.8%	35	37	+ 5.7%
Closed Sales	9	7	- 22.2%	24	22	- 8.3%
Median Sales Price*	\$870,000	\$685,000	- 21.3%	\$777,500	\$777,500	0.0%
Inventory of Homes for Sale	20	15	- 25.0%	--	--	--
Months Supply of Inventory	1.6	1.1	- 31.3%	--	--	--
Cumulative Days on Market Until Sale	23	21	- 8.7%	33	28	- 15.2%
Percent of Original List Price Received*	105.5%	99.7%	- 5.5%	102.6%	98.1%	- 4.4%
New Listings	21	18	- 14.3%	55	50	- 9.1%

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

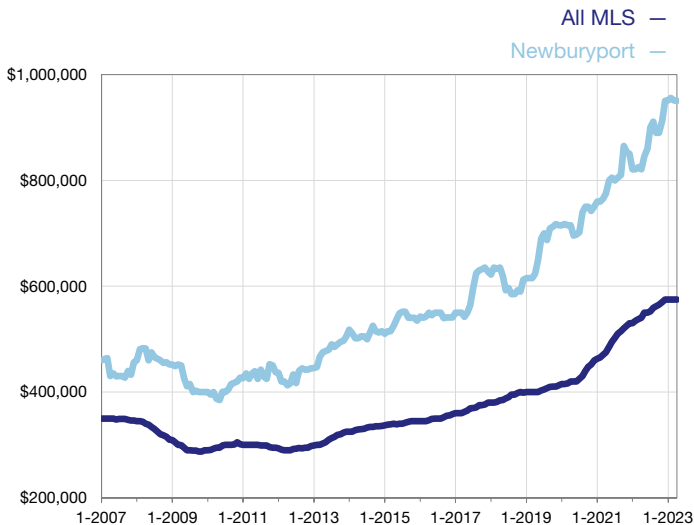
Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	17	14	- 17.6%	43	35	- 18.6%
Closed Sales	18	8	- 55.6%	40	26	- 35.0%
Median Sales Price*	\$775,000	\$496,250	- 36.0%	\$542,500	\$581,250	+ 7.1%
Inventory of Homes for Sale	10	12	+ 20.0%	--	--	--
Months Supply of Inventory	0.8	1.1	+ 37.5%	--	--	--
Cumulative Days on Market Until Sale	23	75	+ 226.1%	29	47	+ 62.1%
Percent of Original List Price Received*	104.1%	101.4%	- 2.6%	102.5%	98.4%	- 4.0%
New Listings	11	15	+ 36.4%	48	50	+ 4.2%

* 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

