

Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Newburyport

Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	22	16	- 27.3%	57	50	- 12.3%
Closed Sales	12	11	- 8.3%	36	33	- 8.3%
Median Sales Price*	\$1,145,000	\$925,000	- 19.2%	\$852,500	\$808,000	- 5.2%
Inventory of Homes for Sale	17	21	+ 23.5%	--	--	--
Months Supply of Inventory	1.3	1.7	+ 30.8%	--	--	--
Cumulative Days on Market Until Sale	28	17	- 39.3%	31	24	- 22.6%
Percent of Original List Price Received*	103.4%	113.8%	+ 10.1%	102.9%	103.4%	+ 0.5%
New Listings	22	23	+ 4.5%	73	70	- 4.1%

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

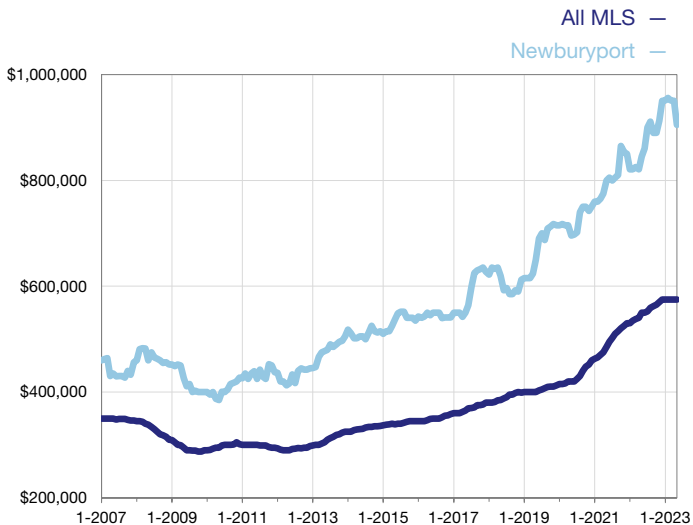
Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	12	17	+ 41.7%	55	51	- 7.3%
Closed Sales	15	10	- 33.3%	55	36	- 34.5%
Median Sales Price*	\$575,000	\$632,500	+ 10.0%	\$545,000	\$596,250	+ 9.4%
Inventory of Homes for Sale	10	10	0.0%	--	--	--
Months Supply of Inventory	0.8	0.9	+ 12.5%	--	--	--
Cumulative Days on Market Until Sale	21	18	- 14.3%	27	39	+ 44.4%
Percent of Original List Price Received*	105.7%	104.0%	- 1.6%	103.4%	100.0%	- 3.3%
New Listings	15	14	- 6.7%	62	62	0.0%

* 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

