

# Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Newburyport

### Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	17	21	+ 23.5%	74	71	- 4.1%
Closed Sales	19	12	- 36.8%	55	45	- 18.2%
Median Sales Price*	\$1,100,000	<b>\$922,500</b>	- 16.1%	\$930,000	<b>\$829,000</b>	- 10.9%
Inventory of Homes for Sale	31	22	- 29.0%	--	--	--
Months Supply of Inventory	2.3	1.7	- 26.1%	--	--	--
Cumulative Days on Market Until Sale	15	31	+ 106.7%	26	26	0.0%
Percent of Original List Price Received*	105.2%	99.5%	- 5.4%	103.7%	102.3%	- 1.4%
New Listings	32	22	- 31.3%	105	92	- 12.4%

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

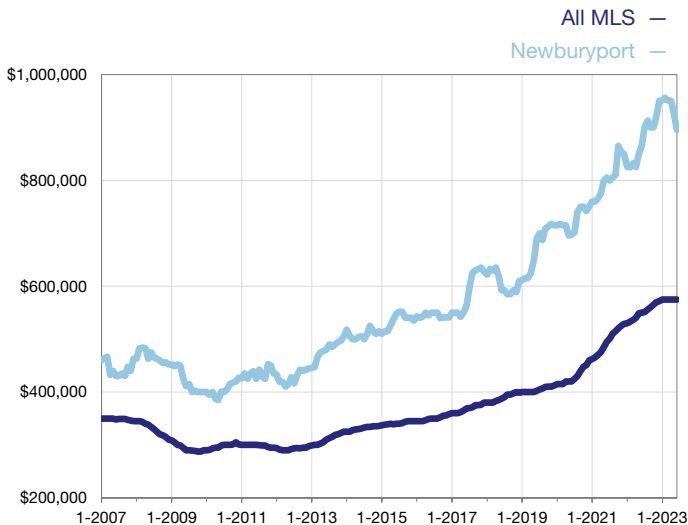
### Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	14	12	- 14.3%	69	60	- 13.0%
Closed Sales	13	13	0.0%	68	49	- 27.9%
Median Sales Price*	\$689,000	<b>\$678,000</b>	- 1.6%	\$587,000	<b>\$625,000</b>	+ 6.5%
Inventory of Homes for Sale	21	11	- 47.6%	--	--	--
Months Supply of Inventory	1.6	1.0	- 37.5%	--	--	--
Cumulative Days on Market Until Sale	22	17	- 22.7%	26	33	+ 26.9%
Percent of Original List Price Received*	103.9%	100.4%	- 3.4%	103.5%	100.1%	- 3.3%
New Listings	25	12	- 52.0%	87	73	- 16.1%

\* 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

