

Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Newburyport

Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	19	17	- 10.5%	93	86	- 7.5%
Closed Sales	18	20	+ 11.1%	73	65	- 11.0%
Median Sales Price*	\$1,037,500	\$864,450	- 16.7%	\$952,000	\$836,900	- 12.1%
Inventory of Homes for Sale	23	19	- 17.4%	--	--	--
Months Supply of Inventory	1.7	1.6	- 5.9%	--	--	--
Cumulative Days on Market Until Sale	21	23	+ 9.5%	25	25	0.0%
Percent of Original List Price Received*	100.5%	100.7%	+ 0.2%	102.9%	101.8%	- 1.1%
New Listings	14	19	+ 35.7%	119	109	- 8.4%

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

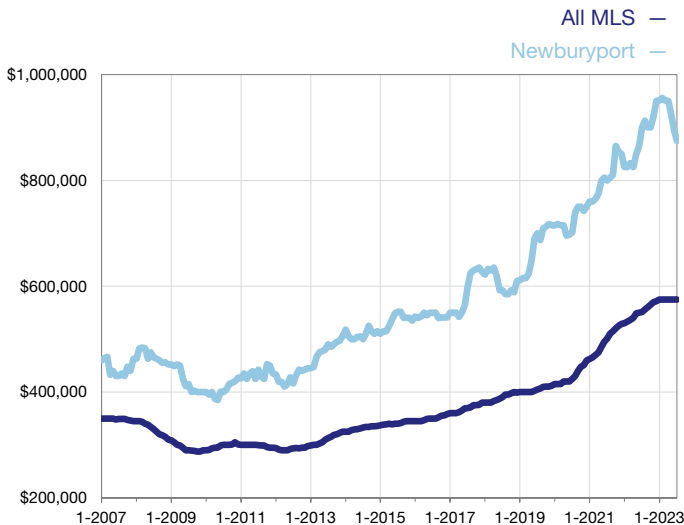
Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	7	7	0.0%	76	66	- 13.2%
Closed Sales	13	5	- 61.5%	81	54	- 33.3%
Median Sales Price*	\$757,500	\$450,000	- 40.6%	\$640,000	\$615,000	- 3.9%
Inventory of Homes for Sale	26	14	- 46.2%	--	--	--
Months Supply of Inventory	2.2	1.3	- 40.9%	--	--	--
Cumulative Days on Market Until Sale	22	29	+ 31.8%	25	33	+ 32.0%
Percent of Original List Price Received*	103.0%	101.2%	- 1.7%	103.4%	100.2%	- 3.1%
New Listings	13	14	+ 7.7%	100	84	- 16.0%

* 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

