

Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Newburyport

Single-Family Properties

| Key Metrics | August | | | Year to Date | | |
|------------------------------------------|-------------|--------------------|---------|--------------|------------------|---------|
| | 2022 | 2023 | + / - | 2022 | 2023 | + / - |
| Pending Sales | 19 | 17 | - 10.5% | 112 | 95 | - 15.2% |
| Closed Sales | 21 | 17 | - 19.0% | 94 | 82 | - 12.8% |
| Median Sales Price* | \$1,225,000 | \$1,025,000 | - 16.3% | \$1,010,500 | \$875,000 | - 13.4% |
| Inventory of Homes for Sale | 23 | 16 | - 30.4% | -- | -- | -- |
| Months Supply of Inventory | 1.7 | 1.4 | - 17.6% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 25 | 23 | - 8.0% | 25 | 25 | 0.0% |
| Percent of Original List Price Received* | 99.5% | 101.4% | + 1.9% | 102.1% | 101.7% | - 0.4% |
| New Listings | 20 | 14 | - 30.0% | 139 | 121 | - 12.9% |

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

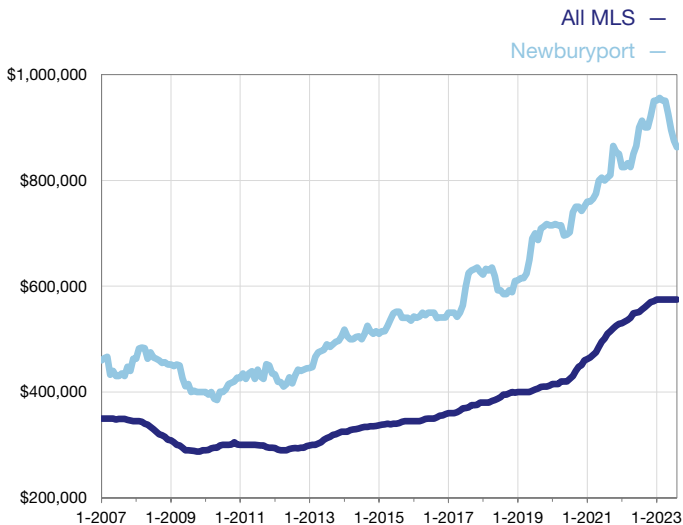
Condominium Properties

| Key Metrics | August | | | Year to Date | | |
|------------------------------------------|-----------|------------------|---------|--------------|------------------|---------|
| | 2022 | 2023 | + / - | 2022 | 2023 | + / - |
| Pending Sales | 18 | 13 | - 27.8% | 94 | 78 | - 17.0% |
| Closed Sales | 9 | 10 | + 11.1% | 90 | 65 | - 27.8% |
| Median Sales Price* | \$565,100 | \$785,250 | + 39.0% | \$623,250 | \$625,000 | + 0.3% |
| Inventory of Homes for Sale | 25 | 12 | - 52.0% | -- | -- | -- |
| Months Supply of Inventory | 2.0 | 1.2 | - 40.0% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 16 | 29 | + 81.3% | 24 | 32 | + 33.3% |
| Percent of Original List Price Received* | 104.8% | 103.7% | - 1.0% | 103.6% | 100.8% | - 2.7% |
| New Listings | 18 | 13 | - 27.8% | 118 | 95 | - 19.5% |

* 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

